

125 - 998 HARBOURSIDE DRIVE, NORTH VANCOUVER
NEWLY UPDATED UNIT AT HARBOURSIDE BUSINESS PARK

**FOR
SALE**

PRICE REDUCTION



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THE OPPORTUNITY

Situated in the prestigious Harbourside Business Park on Harbourside Drive, this exceptional, newly updated unit offers both luxury and functionality. Recently refreshed with fresh paint, new flooring, and baseboards, the space also features custom millwork, including a panel-fridge and built-in coffee maker. Enhanced with electric blinds and skylight shades, the unit exudes both style and convenience. With ample parking, this unit includes three designated parking stalls and boasts two separate front entrances for added accessibility. The rear of the property is equipped with grade-level loading, making logistics and operations seamless.

PROPERTY HIGHLIGHTS



Prime Location



Newly Updated Unit with Fresh Paint and New Flooring and Baseboards



Two Separate Front Entrances



3 Parking Stalls



Grade-Level Loading

SALIENT FACTS

SIZE

± 2,015 SQFT

PARKING

3 Designated Stalls

ZONING

CD-360

PROPERTY TAXES

\$11,077.60

STRATA FEES

\$317/month

PID

026-150-794

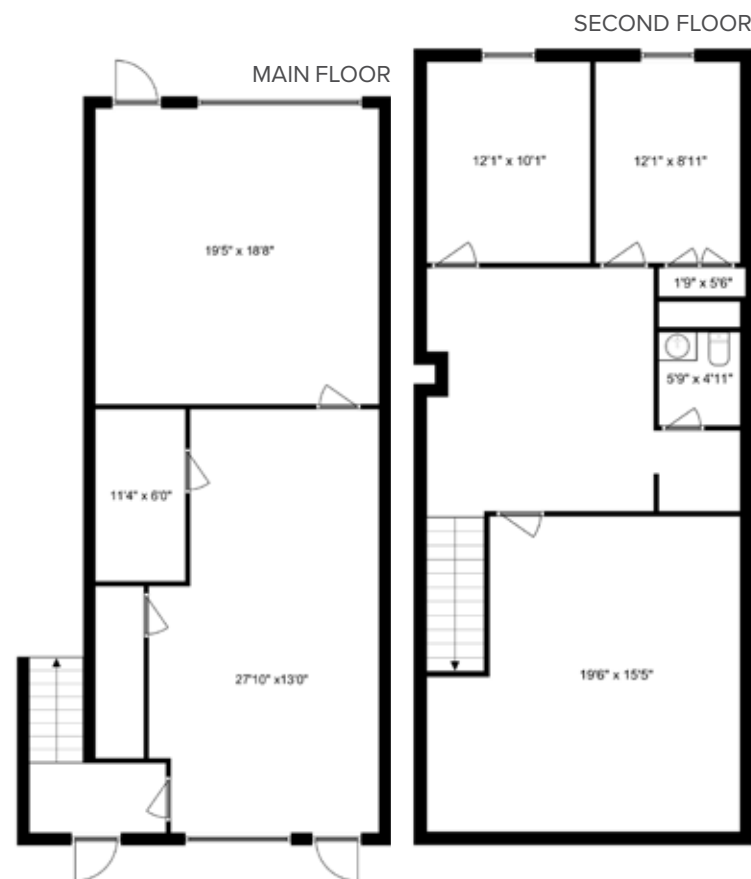
LEGAL DESCRIPTION

STRATA LOT 25, PLAN BCS1097, GROUP 1, NEW WESTMINSTER LAND DISTRICT, THE PUBLIC HARBOUR OF BURNARD INLET TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM1 OR V, AS APPROPRIATE

PRICE

\$1,688,800

Disclaimer: Measurements are approximate and shall be verified by the Buyer if deemed important.





LOCATION & TRANSIT

Located in the heart of North Vancouver's thriving Harbourside Business Park, 998 Harbourside Drive offers a prime address for businesses seeking a blend of industrial efficiency and professional office space. Known for its easy access and proximity to major transportation routes, this location places your business within a short drive of key highways, including Highway 1 and the Lions Gate and Ironworkers Memorial Bridge, ensuring seamless connections to Downtown Vancouver, the North Shore, and beyond. Harbourside Business Park is a highly sought-after commercial hub, home to a dynamic mix of light industrial, office, and retail operations.

The area is well-served by public transit, including convenient bus routes and proximity to the Seabus terminal at Lonsdale Quay, making commuting efficient for both employees and clients.