

**AVISON  
YOUNG**

**For Sale**

**#401 - 197 Forester Street**  
North Vancouver, BC



Top floor office unit for sale at  
Dollarton Business Park

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### Opportunity

4th floor office unit for sale in Dollarton Business Park. #401 - 197 Forester Street offers bright, open space, with oversized east facing windows.

### Location

Dollarton Business Park is located in the Maplewood area of North Vancouver on the south side of Dollarton Highway at Forester Street. 197 Forester Street is two blocks east of the retail and service amenities of NorthWoods Village and benefits from excellent access to Vancouver and Burnaby via the Ironworkers Memorial Bridge. This highly sought-after business district has proven to be one of the premier locations for commercial activity and has been specifically designed to foster sustained business growth within the area.

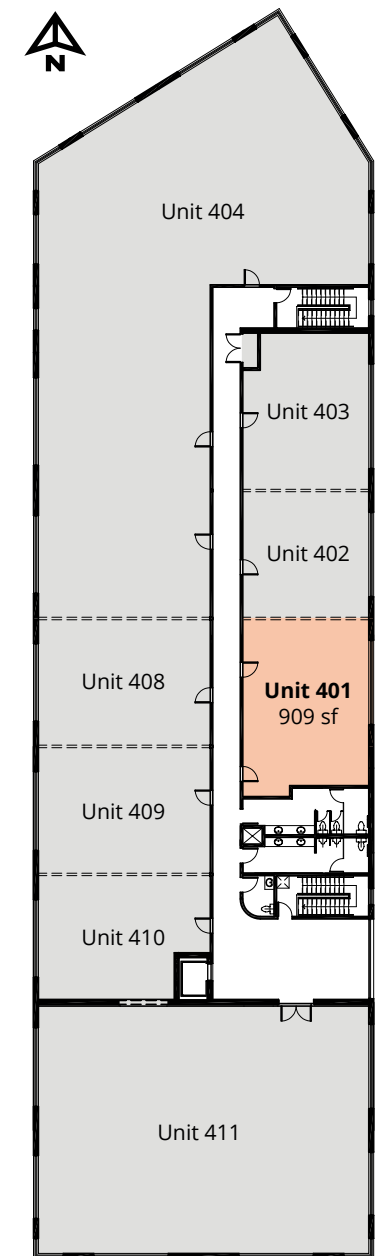
### Property highlights

-  Four-storey light industrial and office building
-  Elevator serviced
-  End of trip facilities
-  Secure bicycle storage room
-  Common meeting room
-  Two (2) parking spaces
-  Zoning: CD-33 allowing for a variety of office, technology, research and other uses.

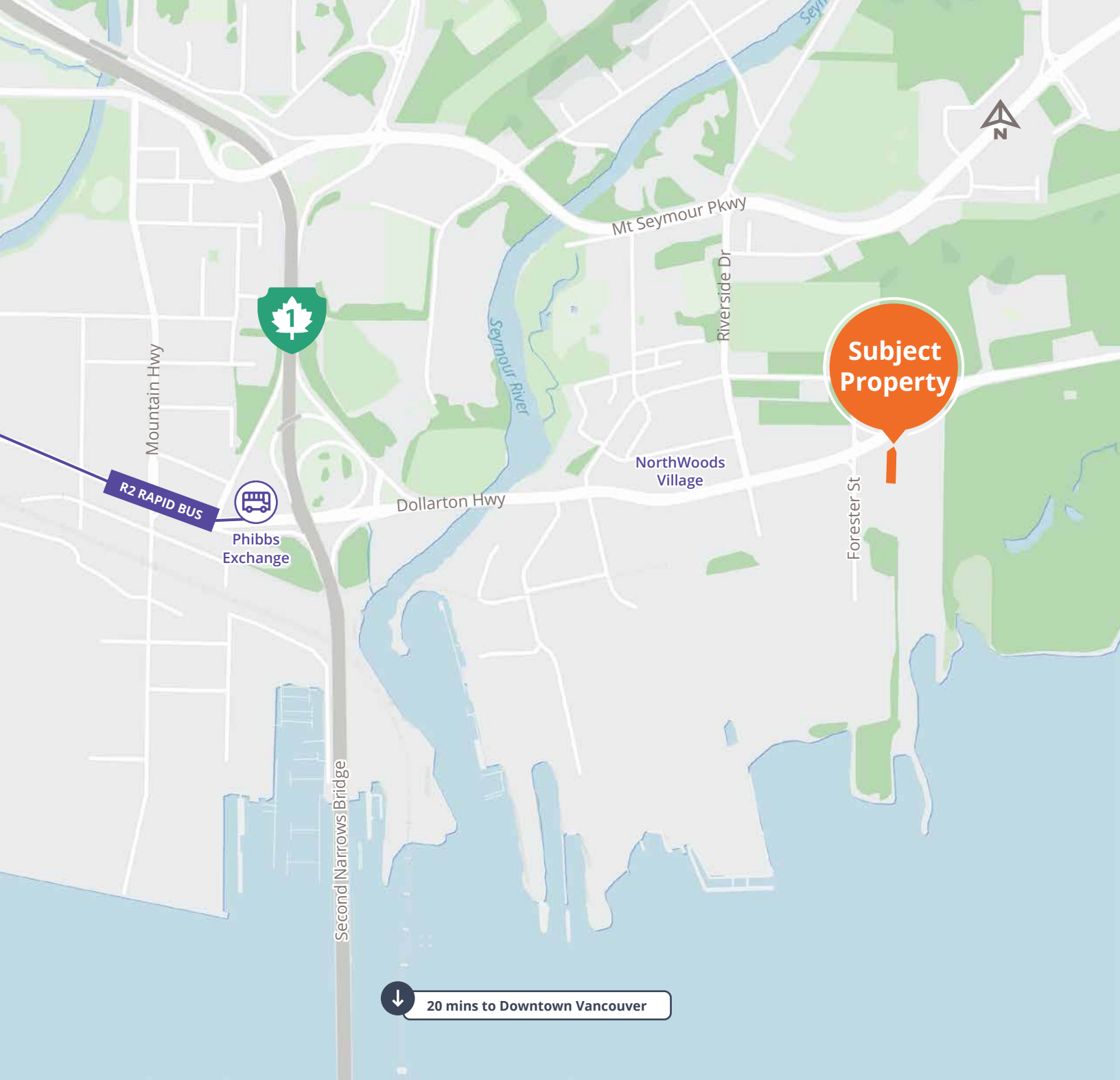


### Available area

UNIT	SIZE	ASKING PRICE	PROPERTY TAXES (2024)	STRATA FEES (2025)	AVAILABILITY
#401	909 sf	\$775,000.00	\$5,527.55 (per annum)	\$330.78 (per month)	Immediate



FOR SALE (orange) NOT AVAILABLE (grey)



## Contact for more information

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