



# For Sale

## 1496 Rupert Street

North Vancouver

8,003 sq.ft. Industrial Space

**BABYCH** GROUP  
COMMERCIAL

# Opportunity

This property is located just north of Main Street on Mountain Highway. Close proximity to the Iron Workers Memorial Bridge and the Phibbs Exchange Bus Loop. Amenities nearby include Canadian Tire, MEC and Park and Tilford Shopping Centre along Brooksbank Avenue.

## Property Details

### Building Size:

1st Floor: 3,280 sq.ft

2nd Floor: 1,443 sq.ft.

Caretaker's Suite: 3,280sq.ft.

Total: 8,003

### Zoning:

CD8

### Property Taxes:

\$28,018.12 (2023)

### Year Built:

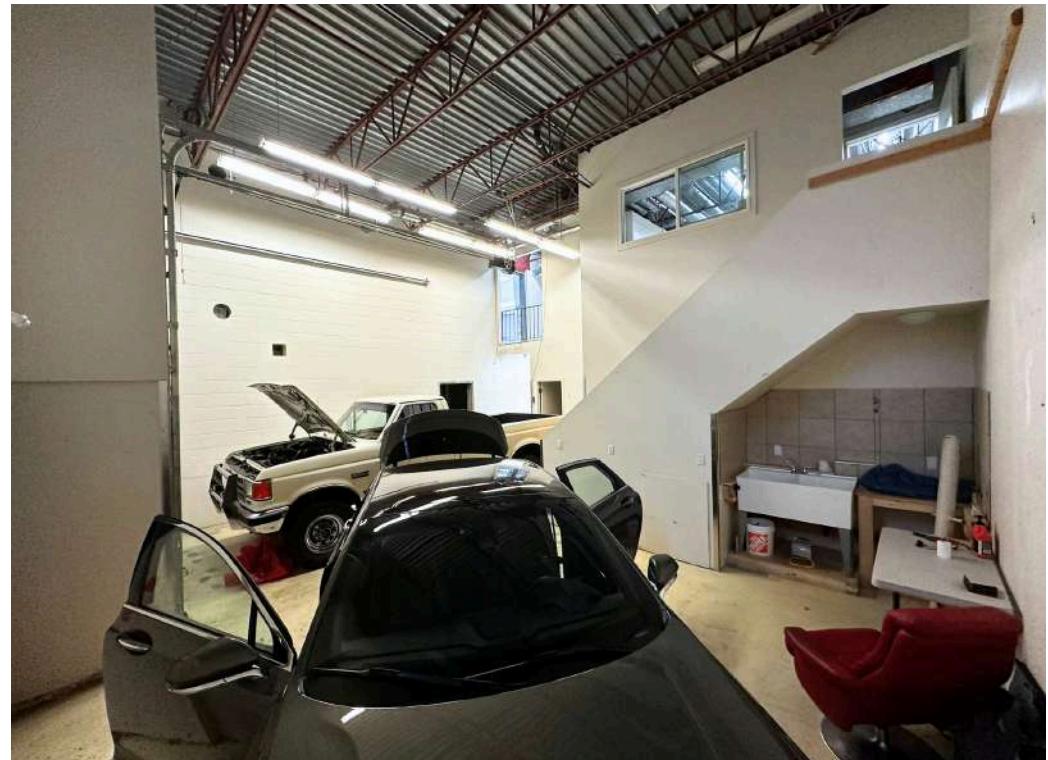
1991

### Listing Price:

\$6,299,000.00

## Unit Features

- High exposure along Mountain Highway
- Warehouse unit on ground floor
- Close proximity to Iron Workers Memorial Bridge
- 7 parking stalls
- 1 grade level loading door
- 3 phase power
- Third floor caretaker suite



## Nearby Amenities

- Canadian Tire
- Park & Tilford Shopping Centre
- Phibbs Exchange
- McDonald's Restaurant
- MEC
- Mark's Work Wearhouse
- Bank of Montreal
- Tim Hortons
- Wildeye Brewing
- Winners
- Rona
- Whitespot Restaurant



## Location



## Contact Agents

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