

**AVISON
YOUNG**

For Sale

**339 West 2nd Street
North Vancouver, BC**



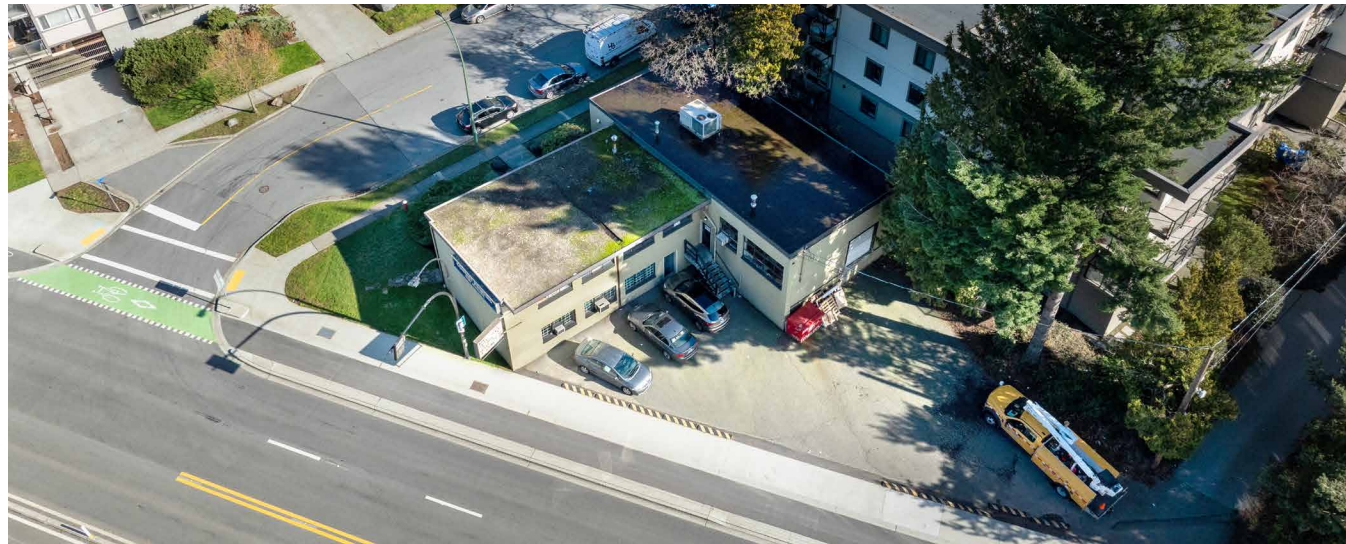
Standalone industrial building on a prominent corner lot with development potential in Lower Lonsdale

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FOR SALE

339 West 2nd Street
North Vancouver, BC



Property details

ADDRESS

339 West 2nd Street, North Vancouver, BC

PID

009-066-624

LEGAL DESCRIPTION

LOT A BLOCK 160 DISTRICT LOT 271 PLAN 11440

BUILDING AREA

Main floor 2,921 sf

Lower level 1,061 sf

Total 3,982 sf

LOT SIZE

7,162 sf

ZONING

M-1 (Service Industrial)

OCP DESIGNATION

Residential Level 5 (Medium Density)

DEVELOPMENT POTENTIAL

Up to 2.6 FSR (18,621 bsf)

YEAR BUILT

1967

PROPERTY TAXES (2023)

\$42,083.25

ASSESSED VALUE (2024)

\$5,147,200

ASKING PRICE

Contact Listing Agents

Opportunity

Avison Young is pleased to present the unique opportunity for an owner-user or developer to acquire a prominently located corner site in Lower Lonsdale. The Property is currently improved with a 3,982 sf standalone, owner-occupied industrial building with unobstructed views of the ocean and downtown Vancouver. The current M-1 (Service Industrial) zoning permits a wide range of industrial uses, allowing for a variety of industrial users to occupy the building. The City of North Vancouver Official Community Plan (OCP) designates the Property as Residential Level 5, allowing for a maximum density of up to 2.6 FSR and the potential to build a mid-rise apartment building with a total buildable area of 18,621 sf.


Location


339 West 2nd Street is centrally located on the highly exposed corner of West 2nd Street and Forbes Avenue in the vibrant and rapidly evolving Lower Lonsdale neighbourhood of North Vancouver. Situated in proximity to downtown Vancouver, this waterfront district offers stunning views of the city skyline and the North Shore Mountains. The property is located within walking distance to the Lonsdale Quay market and the Shipyards District, which offers an array of restaurants, breweries, shopping and more. 339 West 2nd Street also benefits from various transportation options including many bus stops in the area and its walkable proximity to the Lonsdale Quay SeaBus Terminal which connects North Vancouver to downtown Vancouver and Waterfront Station (SkyTrain routes) in just 12 minutes.


Development potential

The current OCP designates the property as Residential Level 5 (Medium Density), which allows for up to a 2.6 FSR providing for the potential to develop up to 18,621 buildable sf for multi-family housing with a maximum height of six storeys.


Building features


 Well-located corner lot with frontage along West 2nd Street and Forbes Avenue


 Open warehouse area


 Two floors of office and production area


 Kitchenette

 Two (2) washrooms

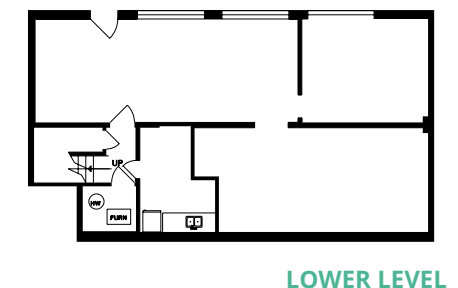
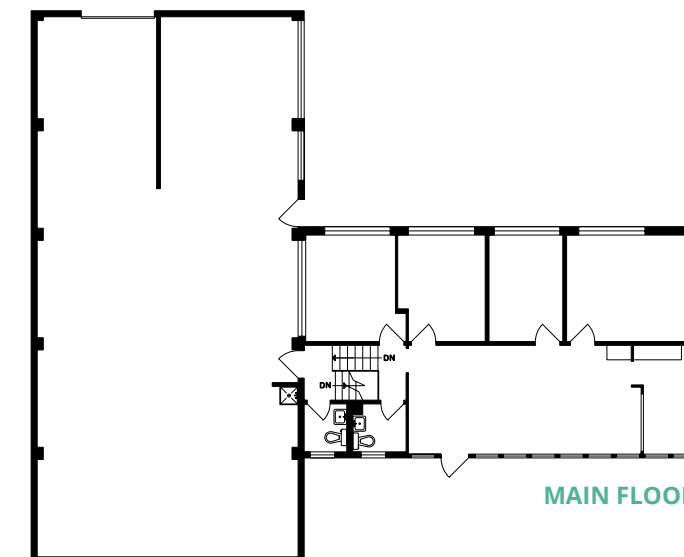
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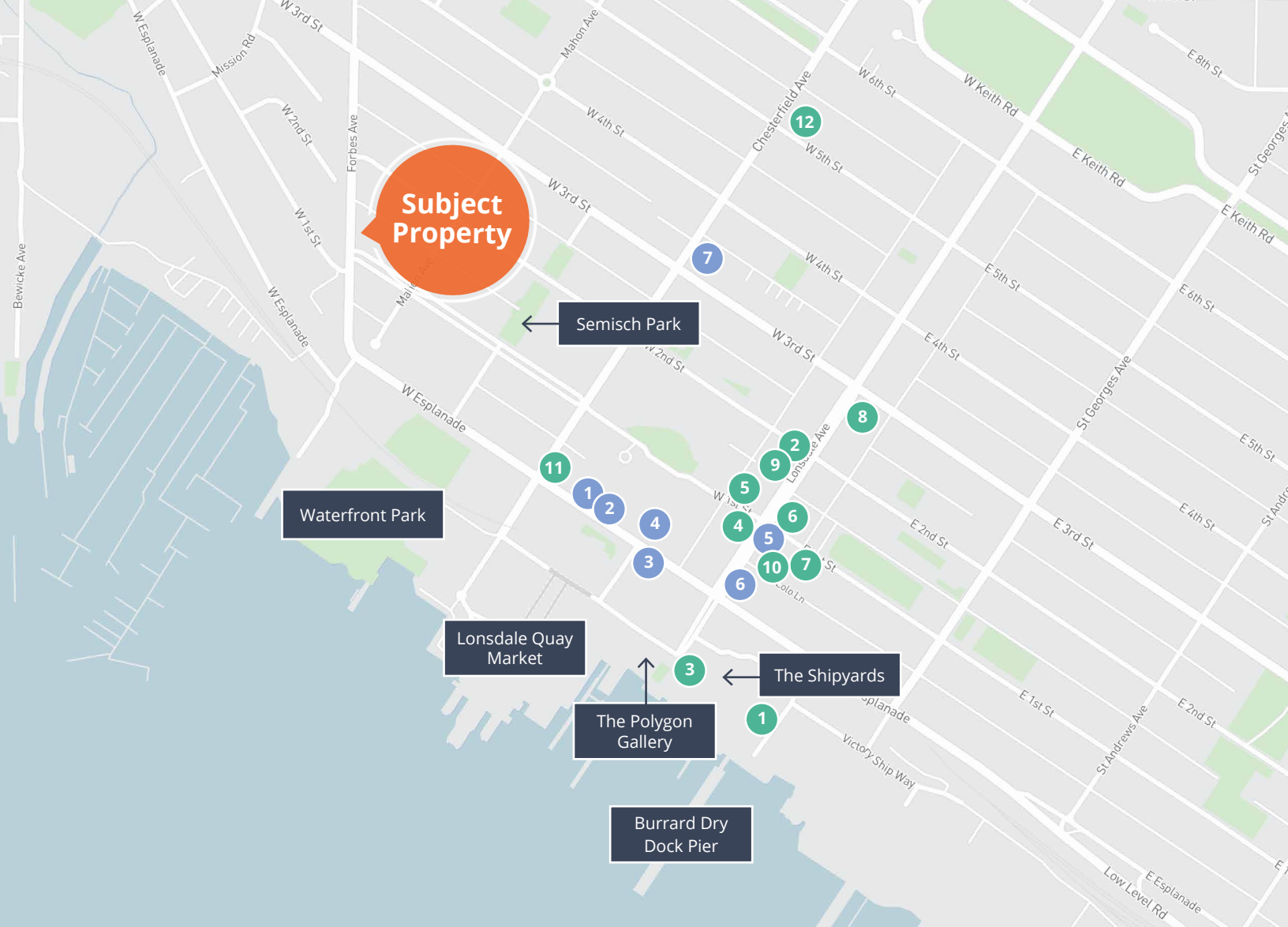
 3-phase power

 Ample parking and yard space

 Unobstructed views of the ocean and downtown Vancouver

Floorplan





Nearby amenities

FOOD & BEVERAGE

- | | |
|---|-----------------------------------|
| 1. JOEY Shipyards | 7. Streetcar Brewing |
| 2. Browns Socialhouse Lower Lonsdale | 8. Subway |
| 3. Tap & Barrel • Shipyards | 9. Quesada Burritos & Tacos |
| 4. 49th Parallel Café & Lucky's Doughnuts | 10. Cream Pony |
| 5. Buddha-Full | 11. Freshii |
| 6. Jam Cafe - Lonsdale | 12. Bean Around The World Coffees |

SHOPS & SERVICES

1. IGA
2. Shoppers Drug Mart
3. Pharmasave West Esplanade
4. BCLIQUOR Esplanade
5. Pure Integrative Pharmacy
6. BMO Bank of Montreal
7. 7-Eleven

Contact for more information

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