

**AVISON
YOUNG**

For Sale

#112 - 2433 Dollarton Highway
North Vancouver, BC



Flex industrial space available for sale
on the Dollarton Highway

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**Terry Thies Personal Real Estate Corp.*

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Opportunity

2,592 sf light industrial strata unit available for sale on the Dollarton Highway, offering 849 sf of second floor office space and 1,743 sf of ground floor showroom and warehouse space.




Property highlights

-  First class light industrial and office development
-  Two-storey tilt-up construction
-  Grade level loading
-  Bicycle storage on site
-  End of trip facilities
-  Five (5) reserved parking spaces
-  Upper floor improved with 3 offices, meeting room and washroom
-  Workshop cabinets, washroom, and small mezzanine built in main floor warehouse

Location

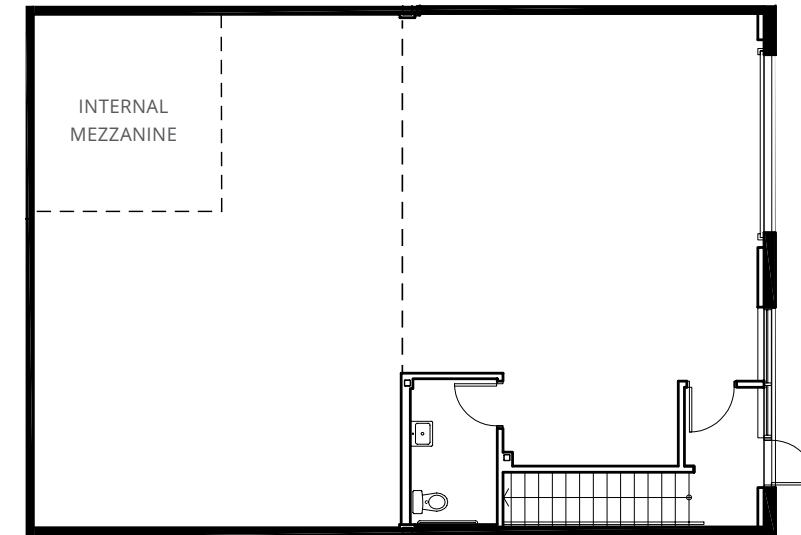
Situated in the fastest growing business park region on the North Shore, adjacent to the Maplewood Conservation area, 2433 Dollarton Highway offers close proximity to the Second Narrows Bridge and Highway 1 for quick access to Burnaby, Vancouver, and other points on the North Shore. The Northwoods Village is just a few minutes away offering several retail and service amenities.

Area highlights

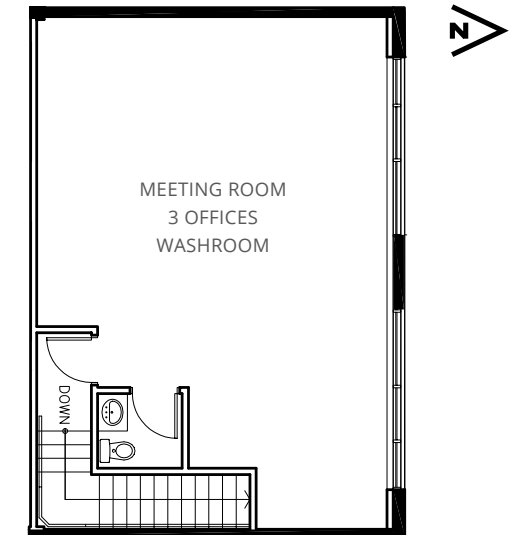
-  Quick access to Highway 1
-  Transit serviced and close to major transportation routes
-  Nearby Northwoods Village amenities (grocery, bank, restaurants & cafes)

Unit plan

MAIN FLOOR



UPPER FLOOR OFFICE



Property details

SALE PRICE

\$2,255,040

SIZE

Main floor	1,743 sf
Upper floor office	849 sf
Total	2,592 sf

ZONING

CD-50

YEAR BUILT

2006

PROPERTY TAXES (2024)

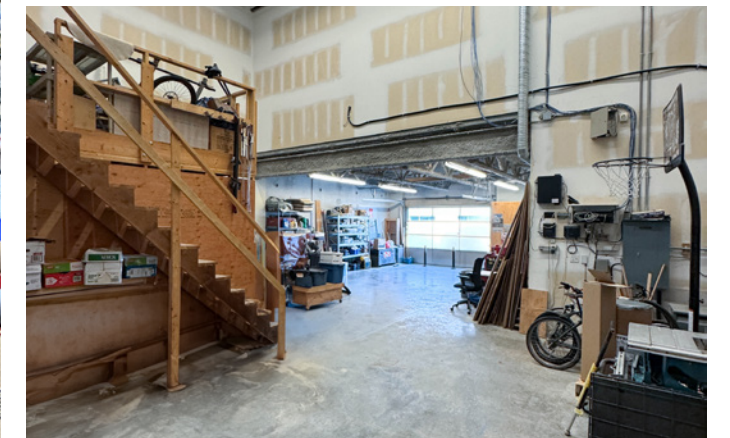
\$16,898.29

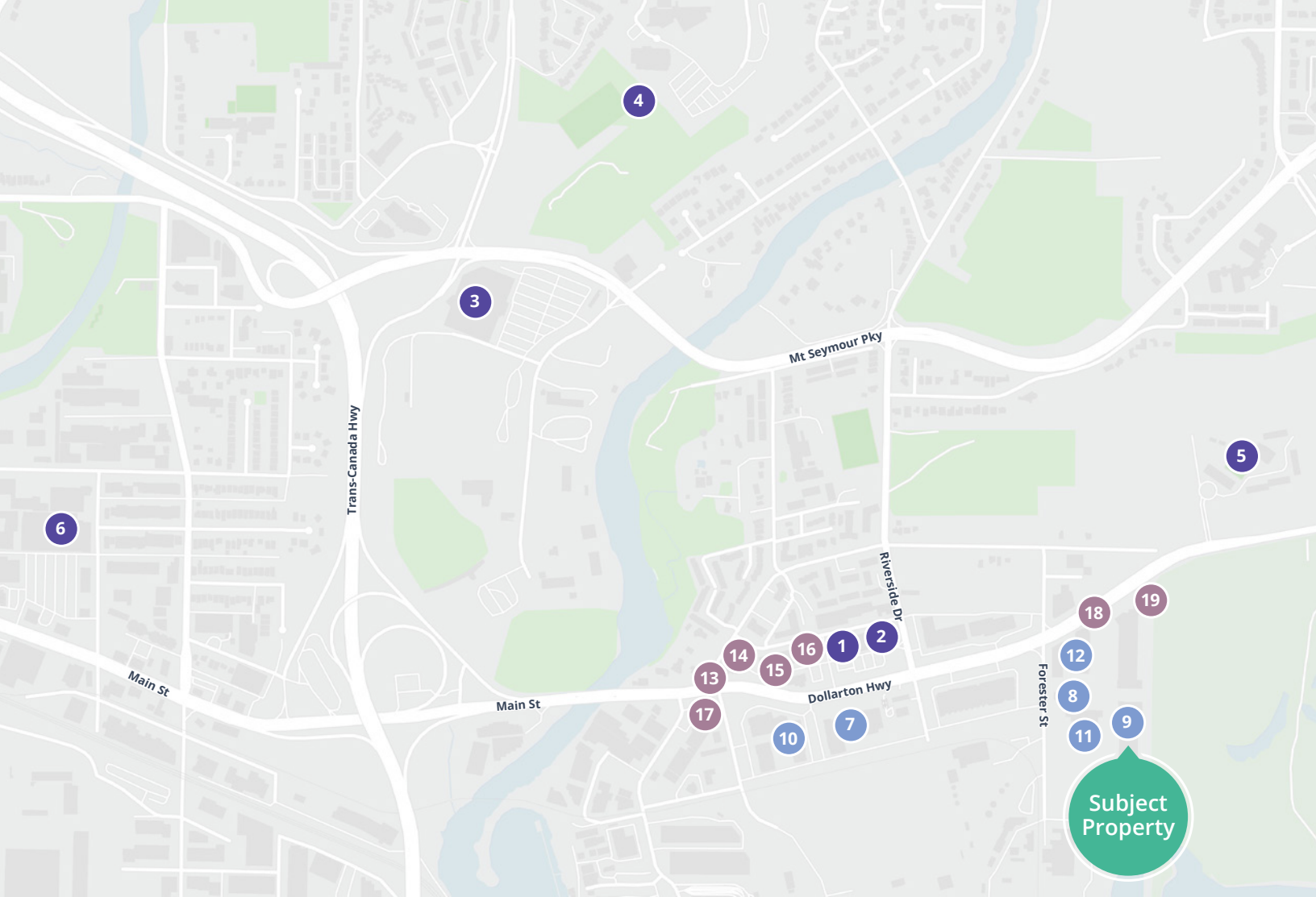
MONTHLY STRATA FEES

\$343.99

AVAILABILITY

2nd floor office tenant expires Dec 31, 2024 (can be extended)





Amenities

SHOPPING & SERVICES

1. Stong's Market
2. Anytime Fitness
3. Real Canadian Superstore
4. Capilano University
5. Bee Haven Academy
6. Canadian Tire

NOTABLE COMPANIES

7. Arc'teryx North Vancouver Outlet
8. Rip Curl Canada
9. DarkVision Technologies Inc
10. ALS Geochemistry
11. BA Blacktop Ltd
12. Darwin Construction Ltd

RESTAURANTS & CAFES

13. Good Co. Northwoods
14. Starbucks
15. Buddha-Full • Northwoods
16. Barcelos Flame Grilled Chicken
17. Tim Hortons
18. Subway
19. The Crab Shop

Contact for more information

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