

For Sale

1481 Charlotte Road North Vancouver, BC

Light Industrial (I-3) owner-user or investment opportunity with over 100ft frontage in the amenity rich Lynn Creek neighbourhood with future development upside.



Subject Properties

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**AVISON
YOUNG**



1481 Charlotte Road

North Vancouver, BC












Property details

PID 006-443-184
LEGAL DESCRIPTION LOT F BLOCKS H, J AND K DISTRICT LOT 613 PLAN 9479
LOT AREA 12,900 sf (100' wide x 129' deep)
BUILDING SIZE 10,634 sf across two contiguous buildings
ZONING Light Industrial (I-3)
LAND USE PLAN LIC - Light Industrial Commercial
TENANCY Fully leased to Three (3) tenants with flexible terms/termination clauses
YEAR BUILT 1971
LOADING Three (3) grade loading bays
BC ASSESSMENT (2025) \$6,224,000
ENVIRONMENTAL Phase 1 Report Available
NOI Please contact agents
ASKING PRICE Please contact listing agents

Opportunity

Avison Young is pleased to present the opportunity to purchase a well maintained and operated I-3 zoned light industrial property that is improved with two (2), two-storey industrial buildings, comprising a fully leased, 10,634 sf. The leases in place provide flexible vacancy options with termination provisions in favour of the landlord, presenting an excellent opportunity for an owner-user to secure a foothold in a prime North Vancouver location. The property is surrounded by an eclectic mix of flex industrial users to the west and mid-high rise residential development along Mountain Highway directly to the east and north, with an expected 3,000 new homes and approximately 6,000 new residents over the next two decades. (highlight this section)

Opportunity highlights

	Located a 5 minute walk to Phibbs Exchange
	10,634 sf light industrial facility with two (2) levels of well maintained office space
	100% leased to Three (3) separate tenants
	Vacant possession possible with termination provisions, providing an excellent owner-user opportunity, or investment and future development options
	12,900 sf lot and 100 sf of frontage onto Charlotte Road
	Three (3) grade loading bays
	18' clear ceiling heights in warehouse area
	AC units in office areas
	Gas-Fired heaters in warehouse areas
	Polished concrete warehouse floors
	Concrete block construction



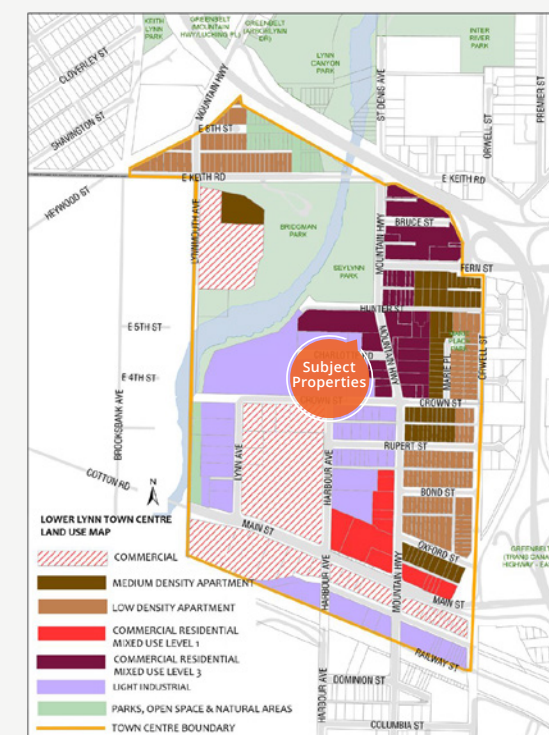
Location

The property is strategically located in the heart of Lynn Creek (Lynn timer South) in the District of North Vancouver. Positioned just off Mountain Highway on the south side of Charlotte Road, it offers exceptional accessibility to major transportation corridors, including the Trans-Canada Highway being a one (1) minute drive away. This prime location provides seamless connectivity to CN Rail, the Port of Vancouver, Phibbs Exchnage - a major TransLink transit exchange which was recently rebuilt and completed in 2024, and operates thirteen (13) bus routes, and regional transit routes, making it ideal for logistics, distribution, and light industrial users. The surrounding area is well-established and rapidly evolving, with significant residential and commercial development driven by the Lynn Creek Town Centre Plan. Over 1,500 new apartment units have been proposed recently, reinforcing the area's transformation into a dynamic mixed-use community.

Development potential

The District of North Vancouver's I-3 - Light Industrial Zone allows for a multitude of uses, from automotive body shops to retail food services. I-3 Zoning is intended to accommodate a mix of clean, environmentally safe industrial and servicing uses, as well as limited office space. I-3 Zoning allows for the development of a maximum height of 40 feet, approximately 4 storeys and a floor space ratio (FSR) of 1.2x the lot area.

Under the District of North Vancouver's Official Community Plan (OCP), the subject property falls under 'Light Industrial Commercial' (LIC), and is designated predominantly for a mix of industrial, warehousing, office, service, utility, and business park type uses, including supportive uses as limited retail and limited residential. Development under this OCP does not state any FSR outline and would be on a case-by-case basis.



Lower Lynn Town Centre land use map

Lynn Creek Town Centre Plan

Council may, in its discretion, and with a public hearing, consider zoning bylaw amendments to permit density over and above that indicated in the table on a case by case basis where the proposed development is otherwise consistent with objectives and policies of the OCP

<https://www.dnv.org/property-and-development/lynn-creek-town-centre>

Amenities

CURRENT DEVELOPMENTS & APPLICATIONS / UNIT COUNT

1. 1504 Rupert St

– 90 Apartments
– six-storey building
2. 1505 Fern St

– 685 Apartments
– 6,545 sf of commercial space
– 6,631 sf childcare space
3. 1510 Crown St

– 420 Homes
– 27,254 sf of commercial space
– 7-24 storeys
4. 1541 Bond St

– 65 Apartments
5. 489 Marie Place

– 201 Apartments
6. 1565 Rupert St

– 95 Apartments
7. 220 Mountain Hwy

– 140 Apartments
8. 267 Orwell St

– 90 Units
9. 342 Mountain Hwy

– 26 Townhomes
10. 405 Marie Place

– 140 Apartments
– 2 x six-storey buildings

**source: District of North Vancouver website*

RESTAURANTS & BREWERIES

1. Bridge Brewing Company

2. Jenna's Ice Cream

3. In Vacanza Pastificio

4. Tour De Feast

5. Freshii
6. Tim Hortons

7. Liberty Kitchen Harbour Centre

8. Wildeye Brewing

9. Kenaize Cafe Ltd

Drive times

Trans-Canada Hwy	1 mins
Capilano University	4 mins
Downtown Vancouver	15 mins
Ski-resorts	30 mins
YVR Airport	40 mins
Port of Vancouver	20 mins



100 BIKE SCORE

BIKER'S PARADISE

Flat as a pancake, excellent bike lanes.



Contact us for more information

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