

**AVISON
YOUNG**

For Sale

**1127 14th Street West
North Vancouver, BC**



Meticulously maintained and operated, 3,820 sf light industrial, owner-user opportunity or investment in the amenity rich Norgate neighbourhood.

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Property details

MUNICIPAL ADDRESS

1127 14th Street West, North Vancouver

PID

003-947-572

LEGAL DESCRIPTION

STRATA LOT 6 DISTRICT LOT 266 STRATA PLAN VR. 389 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

YEAR BUILT

1976 with significant upgrades in 2015

BUILDING SIZE

Tenanted area	1,113 sf (can be made vacant)
Vacant area	2,707 sf
Total	3,820 sf

YARD AREA

1,200 sf approx.

POWER

3 phase 120/208 volt

ZONING

EZ-LI Employment Zone Light Industrial

LAND USE PLAN

LIC - Light Industrial Commercial

PROPERTY TAXES (2022)

\$13,236.26

FINANCING

Treat as clear title

SHARE SHARE

Option to purchase 100% of the shares. PTT savings

ASKING PRICE

Contact listing agents

Opportunity







Avison Young is pleased to present the opportunity to purchase a meticulously maintained and operated, 3,820-sf, light industrial strata unit with multiple building upgrades and excellent street exposure on West 15th Street in the District of North Vancouver. The property is located on W.14th Street just off of Pemberton Avenue near Marine Drive. This strategic location offers convenient and excellent access to the North Shore.

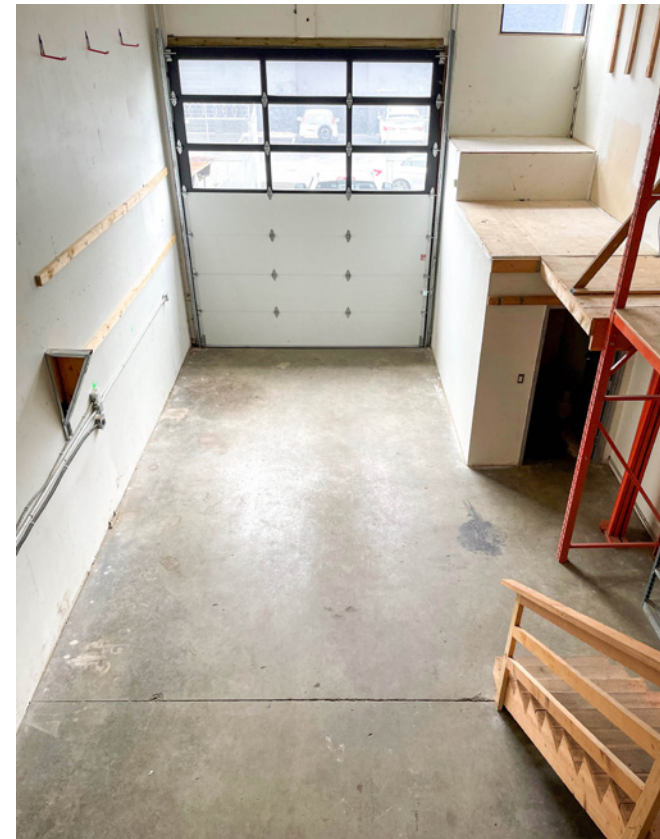
Suitable for industrial, office and retail users alike. The property is rectangular-shaped and improved with a two-storey, industrial building. Serviced by 1 (one) grade loading door access points at the rear and two (2) main door entrances from West 14th.

Tenanted Area

Unit 102 (tenanted area) is currently leased and is a separate unit with separate entrances, however, can be made contiguous should this be a requirement.

Property highlights

-  Extensive building upgrades completed
-  One (1) grade loading door 12' W x 14' H
-  Gated & secured rear yard area
-  Two (2) separate street-front entrances
-  Ceiling Height: 18' clear
-  End of trip facilities





LLOYD AVENUE

14TH STREET WEST

Subject Property

Location

The Subject Property is located in the heart of the Norgate/Pemberton neighbourhood within the District of North Vancouver. Within walking distance is a variety of shops and services, including microbreweries, Cactus Club Café, Saman Bakery, Cloverdale Paint, Capliano Volkswagen, Shaw Cable, Country Furniture, National Car Rental, Kirmac Collision, McDonald's, White Spot and Starbucks.

The Property sits three blocks south of Marine Drive, a major east-west connector route from West Vancouver to North Vancouver. Vancouver International Airport is a 40-minute drive, Downtown Vancouver is a 15-minute drive via Lions Gate Bridge or a 20-minute Seabus ferry service from Lonsdale Quay. The immediate area surrounding the property and along Marine Drive is seeing significant mid rise developments along with excellent retail and industrial service uses activity along Pemberton Avenue.

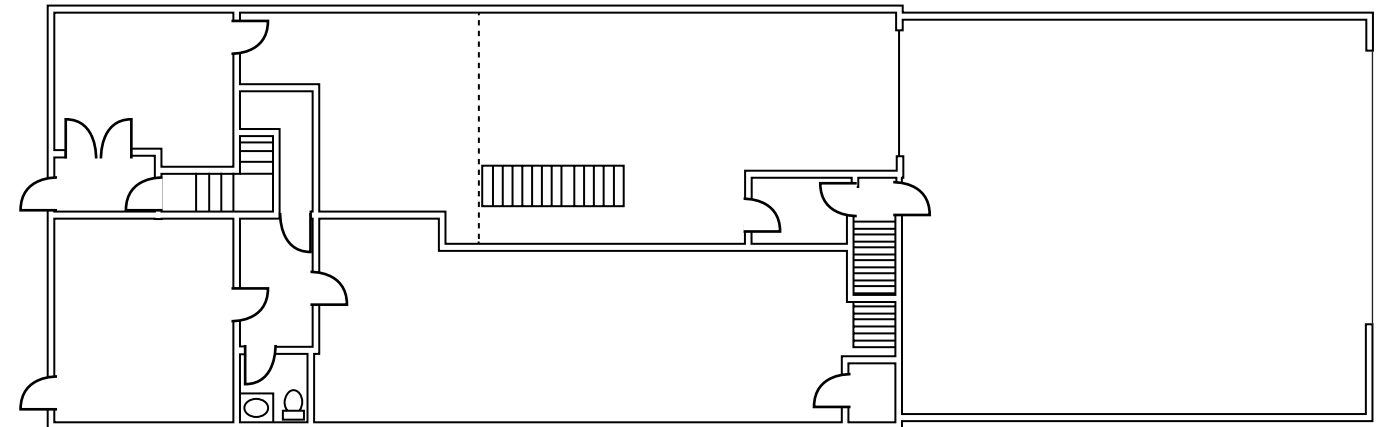
Property upgrades

Recent 2013-2015 Upgrades:

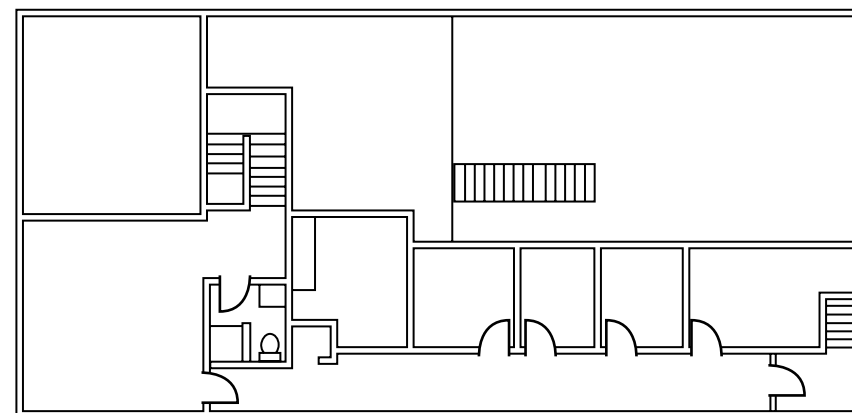
- Completely rewired in 2013
- Power: 3-Phase 300amp in total
- New baseboard heat, plugs, switches and potlights
- 16 Camera and alarm system w/ audio speakers and conference room wiring
- 2 Heat pumps feeding 5 head heat/AC units and 4 head heat/AC units
- Exterior walls insulated and ceilings spray foamed in front office/kitchen
- Exterior cladding with storefront glazing completed.
- Rear loading door insulated with roofing overhang w/ front and rear lighting
- Vinyl plank flooring
- Partitioned rear offices
- Every office and room has AC and baseboard heat throughout

Floor plans

FLOOR ONE



FLOOR TWO



Amenities

RESTAURANTS

- 1. Farsi Food
- 2. C-Lovers Fish & Chips
- 3. Capilano Sushi
- 4. Bean Around The World Coffees - Pemberton
- 5. Douce Diner
- 6. McDonald's
- 7. Cactus Club Cafe North Vancouver
- 8. The Workshop Vegetarian Café
- 9. Rene Rey Swiss Chocolates LTD
- 10. Domino's Pizza
- 11. Safari Pizza & Breakfast
- 12. Starbucks
- 13. Bridge Brewing Company
- 14. BEVA Brewing
- 15. Cornelia Fine Tacos

GROCERY

- 1. Afra Bakery
- 2. Save-On-Foods

BANKS

- 1. TD Canada Trust Branch and ATM
- 2. BMO Bank of Montreal

SCHOOL

- 1. Norgate Elementary Community School

EVERY DAY AMENITIES

- 1. Planet Fitness
- 2. Northshore Medical Clinic
- 3. Shell

Drive times

Trans-Canada Hwy	5 minutes
Lions Gate Bridge	6 minutes
Downtown Vancouver	15 minutes
YVR Airport	42 minutes

 **94**

VERY BIKEABLE
Daily errands can be accomplished on a bike

 **74**

VERY WALKABLE
Most errands can be accomplished on foot





Contact us for more information

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