



# For Sale

**1524 & 1528 Pemberton Avenue**  
North Vancouver

7,766 sq.ft. of Commercial Land

**BABYCH** GROUP  
COMMERCIAL



1524 & 1528 Pemberton Avenue  
North Vancouver

Commercial Land | For Sale

# Opportunity

These properties are located just off Marine Drive on the East side of Pemberton Avenue. Close proximity to Lions Gate Bridge and the Seabus Terminal. Amenities nearby include Pemberton Park, Pemberton Plaza, Capilano Mall and Harbourside Business Park. These properties is great for investment, development or any end user.



## Property Details

### Lot Sizes:

1524: 3,996 sq.ft.  
1528: 3,770 sq.ft.

### Total Lot Size:

7,766 sq.ft.

### Zoning:

C9 (Residential Use and various Commercial Uses)

### Property Taxes:

1524: \$18,754.44 (2023)  
1528: \$18,754.44 (2023)

### Year Built:

1961

### Listing Price:

\$4,649,000.00

## Lot Features

- Small freestanding building
- Commercial Zoned
- Residential Development
- High exposure along Pemberton
- Fenced Lot





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## Nearby Amenities

- Rona
- North Shore Auto Mall
- Capilano Mall
- Walmart
- Pemberton Plaza
- Harbourside Business Park
- Bank of Montreal
- TD Canada Trust
- CIBC
- RBC
- Vancity



## Location



## Contact Agents

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