

**AVISON  
YOUNG**

# For Lease

**977 West 1st Street**  
North Vancouver, BC



7,803 sf of warehouse space with  
dock level loading in North Vancouver

**Ian Whitchelo\***, Principal  
604 647 5095  
[ian.whitchelo@avisonyoung.com](mailto:ian.whitchelo@avisonyoung.com)  
*\*Ian Whitchelo Personal Real Estate Corporation*

**Terry Thies\***, Principal  
604 646 8398  
[terry.thies@avisonyoung.com](mailto:terry.thies@avisonyoung.com)  
*\*Terry Thies Personal Real Estate Corp.*








Warehouse space totaling 7,803 sf available for lease

977 West 1st Street  
North Vancouver



## Property highlights

-  12' clear ceilings
-  200 amp, 3 phase power supply
-  Five (5) parking spaces
-  Dock level loading via 10' x 10' overhead door
-  Ramp to second level allows direct loading access



## Property details

### ZONING

M-3 — Allowing a wide range of industrial uses

### UNIT SIZE

7,803 sf

### ASKING LEASE RATE

\$16.00 psf/annum

### ADDITIONAL RENT (2024 ESTIMATE)

\$7.75 psf/annum

### AVAILABILITY

Immediate





## Opportunity

Opportunity to lease a centrally located warehouse unit in North Vancouver with dock level loading.

## Location

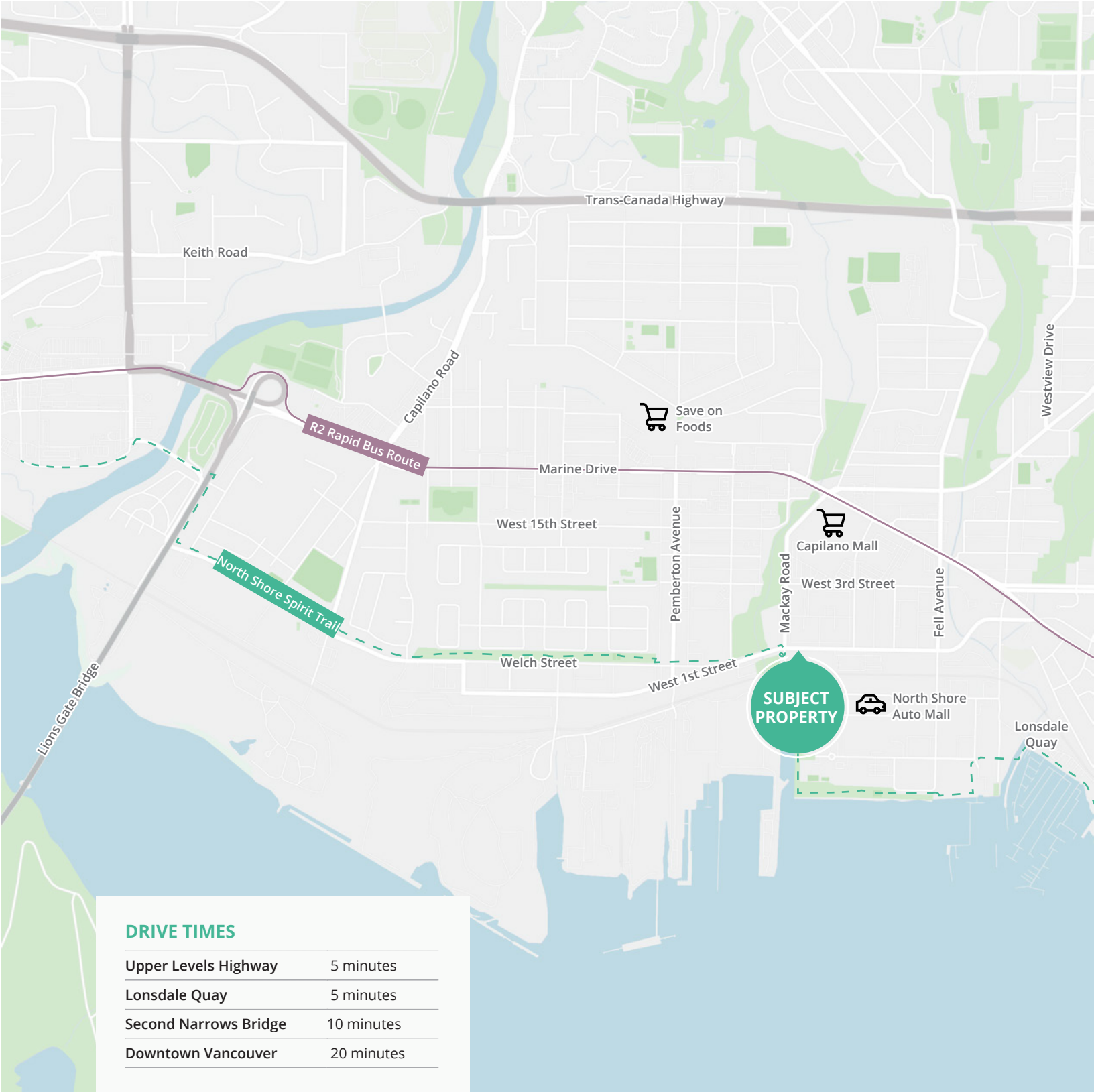
Located only minutes away from Marine Drive, 977 West 1st Street is in a premium central North Shore location, providing easy access to the Low-Level Road, Upper Levels Highway, and Downtown Vancouver. This amenity rich area offers immediate access to retail and service destinations, such as Capilano Mall and North Shore Auto Mall.

## Area highlights

-  Central North Vancouver location
-  Adjacent to North Shore Spirit trail
-  Well serviced by public transit
-  Close to Capilano Mall







### DRIVE TIMES

Upper Levels Highway	5 minutes
Lonsdale Quay	5 minutes
Second Narrows Bridge	10 minutes
Downtown Vancouver	20 minutes

## Contact for more information

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#2900-1055 West Georgia Street  
 P.O. Box 11109 Royal Centre  
 Vancouver, BC V6E 3P3, Canada

**avisonyoung.ca**



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