

# For Sale

247 1st Street East, North Vancouver, BC

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Extremely Rare Freestanding Industrial Building  
in the Lower Lonsdale Industrial Brewery District



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**AVISON  
YOUNG**

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North Vancouver, BC



## Property details

**ADDRESS**  
247 1st Street East, North Vancouver, BC V7L 1B4

**LEGAL DESCRIPTION**  
LOT 21 BLOCK 167 DISTRICT LOT 274 PLAN 878

**PID(S)**  
015-087-450, 015-087-468

**YEAR BUILT**  
1970

**BUILDING SIZE**  
8,300 sf (over two floors)

**SITE SIZE**  
120 x 50 = 6,000 sf

**ZONING**  
M-4 - Industrial-Commercial

**OFFICIAL COMMUNITY PLAN (OCP)**  
Mixed Employment

**PROPERTY TAXES (2024)**  
\$46,674.02

**NET OPERATING INCOME**  
Please contact listing agents

**PRICE**  
Please contact listing agents

## Opportunity

The property at 247 1st Street East is situated in the heart of North Vancouver's sought-after Lower Lonsdale area. Just steps away from St. Andrews Avenue, it benefits from the vibrant atmosphere of this burgeoning neighbourhood. Lower Lonsdale is undergoing a rapid transformation with new businesses and developments, solidifying its status as the premier destination on the North Shore. Located only two blocks east of Lonsdale Avenue and a short stroll from the Shipyards District, the property is ideally positioned to capitalize on the area's growth and appeal to both owner-users and developers alike.



## Highlights

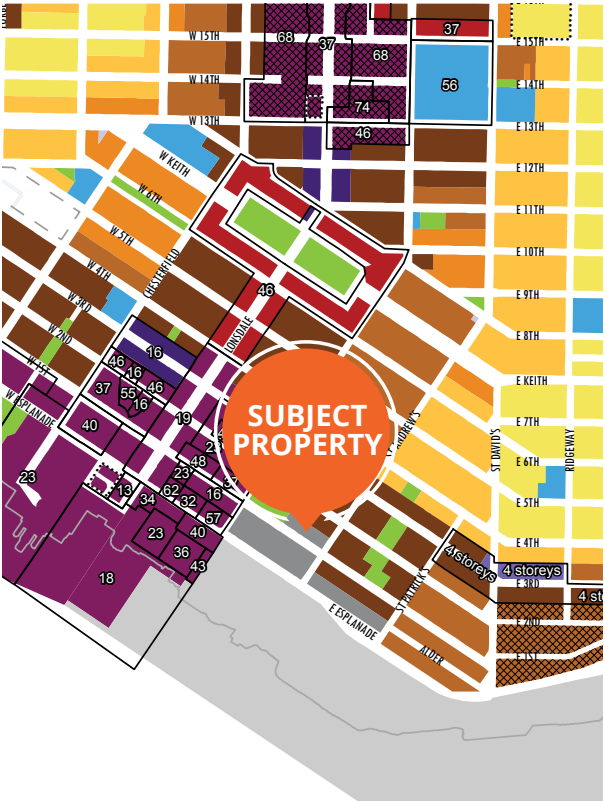
 Gated & secured rear yard area

 One (1) dock and One (1) grade door

 Two (2) separate street-front entrances

 Includes a shed in the rear yard area

 Proximity to public transit, major roads, and the Shipyards District enhances accessibility and appeal



## Land use code: Mixed Employment

### Purpose

To allow for light industrial and automotive uses characterized by research and development activities, business parks, storage, assembly of semi-finished products from previously prepared materials, automotive uses, automobile sales or other light industrial and service commercial uses with limited smoke, noise, soot, dirt, vibration or odor. A limited amount of complementary commercial use could be supported—commercial uses with high trip-generating uses should be directed to mixed-use and commercial areas.

## Development potential

In this area, development isn't restricted by a set FSR but adheres to height and setback regulations. Structures can rise to a maximum of 4.572 meters (15 feet), measured from the grade on the north side of adjacent streets or lanes. Additionally, structures must maintain a minimum distance of 3.048 meters (10 feet) from any lane.

# Nearby amenities

- |                                     |                            |                                       |
|-------------------------------------|----------------------------|---------------------------------------|
| 1. Finch & Barley                   | 8. Burgoo Bistro Lonsdale  | 15. Starbucks                         |
| 2. North Point Brewing Co.          | 9. Caffè Artigiano         | 16. BMO Bank of Montreal              |
| 3. Beere Brewing Company            | 10. JOEY Shipyards         | 17. Browns Socialhouse Lower Lonsdale |
| 4. House of Pandemonium             | 11. Tap & Barrel Shipyards | 18. La Cerveceria Astillero           |
| 5. Derek Inman Public Tennis Courts | 12. The Polygon Gallery    | 19. Garden of Granite Winery          |
| 6. The Gull Bar and Kitchen         | 13. Lonsdale Quay Market   | 20. King Taps Lonsdale Quay           |
| 7. Streetcar Brewing                | 14. Tim Hortons            |                                       |



## Contact for more information

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