

FOR SALE



**1516-1520 Columbia Street,
North Vancouver, BC**



Owner-User Opportunity

9,671 SF Freestanding
Corner Industrial Building

Opportunity

A rare opportunity to own a recognizable, freestanding industrial building with excellent exposure on the corner of Mountain Highway & Columbia Street. The building is currently demised into three bays with month to month leases in place providing flexibility for purchasers to occupy the entire building or a portion of the building while achieving income on the balance of the building.



Highlights



Building Size
9,671 SF



Site Size
12,078 SF



Zoning
Employment
Industrial (EZ-I)



Loading
3 large
grade doors



Ceiling Height
18' clear



Power
3-phase power



Sale Price
\$5,995,000



Property Taxes
\$47,259.31



Tenancies
Month-to-month



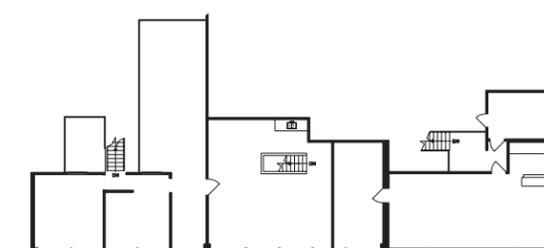
Location

The subject property is located at the base of the Second Narrows Bridge allowing easy connectivity to the North Shore, Burnaby, Vancouver and all other major submarkets. The property is just a 10-minute walk to the Phibbs Exchange bus loop and steps away from Main Street offering a variety of amenities including restaurants, breweries and retail stores. The property is also neighbouring the future Lower Lynn Town Centre, North Vancouver's master-planned community with a mix of new residential, commercial, employment uses, & parks strengthening the neighbourhood's vibrancy and sense of community.

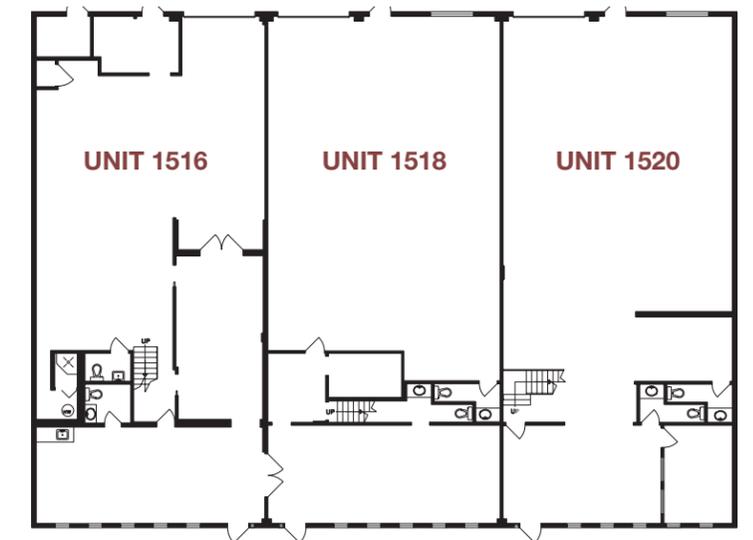


Floor Plan

Unit 1516	3,282 SF
Unit 1518	3,157 SF
Unit 1520	3,172 SF
Elec. Rm	60 SF
Total	9,671 SF



Upper Floor



Main Floor



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