

FOR SALE

236B
ESPLANADE E

NORTH VANCOUVER, BC

RARE INDUSTRIAL OPPORTUNITY





OPPORTUNITY

Cushman & Wakefield ULC is pleased to present to the market a fantastic and rare opportunity to acquire a prime industrial asset in the highly sought-after Lower Lonsdale neighborhood. Whether you're looking to expand your business, invest in a high-demand area, or take advantage of the area's strong commercial potential, this industrial asset provides an exceptional foundation for a wide range of different users or investors.

LOCATION

The property is located in Lower Lonsdale, often referred to as "Lolo" which is one of North Vancouver's most vibrant and rapidly evolving neighborhoods. Perched along the waterfront with panoramic views of Downtown Vancouver, Burrard Inlet, and the surrounding mountains, it perfectly blends urban convenience with natural beauty.

At the heart of the neighborhood is The Shipyards District, a dynamic hub of culture, community, and cuisine. Here, historic shipbuilding roots meet modern-day energy, with a waterfront promenade lined with cafes, local breweries, boutique shops, and public markets. The Lonsdale Quay Market is a staple for locals and visitors alike, offering everything from artisan goods to fresh seafood.



PROPERTY DETAILS

Sale Price: \$2,630,000

Size: 2,630 SF

Property Tax (2025): \$15,921.29

Zoning: M-4 (Industrial-Commercial)

Possession: Vacant

Availability: Immediate

PROPERTY HIGHLIGHTS

- Open plan warehouse space
- Grade level loading via behind building
- Electric loading bay door
- Heavy power
- Reserved parking back of building



NEARBY AMENITIES

DEMOGRAPHICS (2024)



Population

1 KM	23,487
3 KM	79,640
5 KM	294,758



Average Household Income

\$123,445
\$132,871
\$133,585



Median Age

40
41
39

DRIVE TIMES

Downtown Vancouver
30 mins

Lions Gate Bridge
17 mins

Trans-Canada Highway
16 mins



For more information, please contact:

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