



PROPERTY HIGHLIGHTS

An exceptional opportunity to acquire a versatile industrial strata unit located in the heart of North Vancouver's premier Harbourside Business Park. This unit offers an efficient layout suitable for a wide range of industrial, showroom, and office uses. Moreover, this well-maintained strata complex provides a professional environment with strong owner-occupier and investor appeal. The unit features high ceilings, grade-level loading, and a functional mix of warehouse and improved office space. Ample natural light and excellent access to Marine Drive, Lions Gate Bridge, and the Trans-Canada Highway make this a strategic location for businesses looking to serve the North Shore and broader Metro Vancouver markets.

LOCATION

Situated just north of the Harbourside Business Park and the North Shore Automall, this property benefits from its proximity to key commercial hubs. The location offers easy access to major roadways, including Marine Drive and the Trans-Canada Highway, facilitating seamless connections across the North Shore and beyond.

Features

- Attractively landscaped building
- Concrete tilt-up construction
- High-ceiling warehouse
- Grade level loading door
- Visitor parking









Municipal #8 - 801 1st Street West, Address North Vancouver

PID

STRATA LOT 8 DISTRICT LOT

Year Built

Available Area

Legal

011-714-611

265 STRATA PLAN VR. 2193

1988

2,850 SF

Zoning

Strata Fees

(Monthly)

Parking

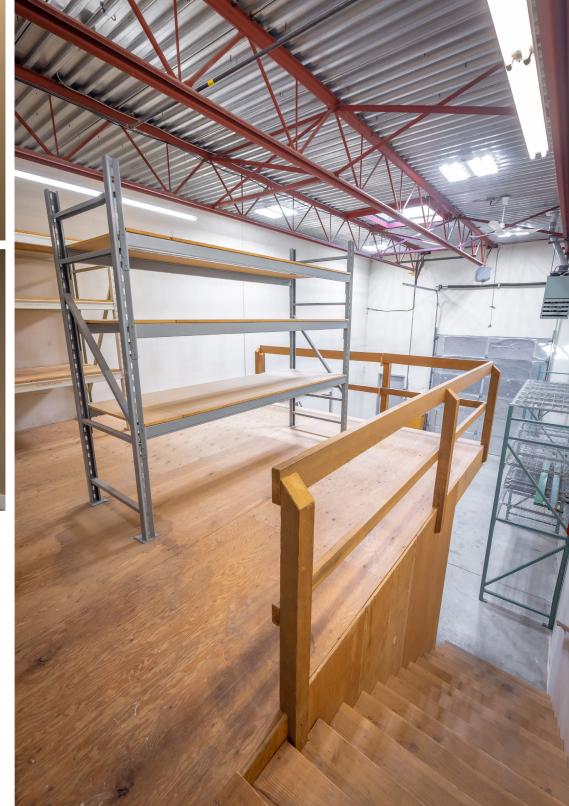
M-5 - Light Industrial

3 designated parking stalls + loading bay

\$1,083.33 per month

Property \$13,735.42 Taxes (2025)

Asking Price \$2,137,500











For more information, please contact:

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