



# #8 - 801 1<sup>ST</sup> STREET WEST

NORTH VANCOUVER

**FOR SALE**







# 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





PROPERTY DETAILS



Municipal Address	#8 - 801 1st Street West, North Vancouver	Zoning	M-5 - Light Industrial
PID	011-714-611	Parking	3 designated parking stalls + loading bay
Legal	STRATA LOT 8 DISTRICT LOT 265 STRATA PLAN VR. 2193	Strata Fees (Monthly)	\$1,083.33 per month
Year Built	1988	Property Taxes (2025)	\$13,735.42
Available Area	2,850 SF	Asking Price	\$2,137,500





For more information, please contact:

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