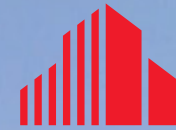


# FOR SALE

1159 16TH STREET WEST,  
NORTH VANCOUVER, BC



CUSHMAN &  
WAKEFIELD



**5,432-SF LIGHT INDUSTRIAL,  
INVESTMENT OR OWNER-USER  
OPPORTUNITY ON A 11,880-SF SITE  
WITH RE-DEVELOPMENT POTENTIAL**

## THE OFFERING

Cushman & Wakefield ULC (“C&W”) is pleased to present the opportunity to acquire a freehold interest in 1159 16th Street West, North Vancouver, BC (the “Property”). The rectangular-shaped 11,880-sf property is improved with a free-standing single storey, single-tenant, industrial building with approximately 5,432-sf of leasable ground floor warehouse, showroom and office area. There is a lease in place until March 31, 2024, with no option to renew.

## THE BUILDING

The single-story concrete block building is approximately 5,432 sf and is occupied by Bartle & Gibson Co. Ltd. which is Western Canada’s leading independent distributor of plumbing, heating, and electrical products. The building features an exposed wood roof deck, wood joists and heavy laminated wood beams supported by concrete columns. The interior space offers mostly an open plan warehouse and is improved with showroom area, private offices, and washrooms. Serviced at the front by four (4) grade level loading doors and two (2) main entrance doors and at the rear three (3) grade level loading doors. The roof is torch on, warehouse heating is gas fired forced air and electrical is 200 amp single phase.

## OFFERING/PROPERTY HIGHLIGHTS

- Suitable for industrial, office and retail users alike
- Multiple Front & Rear Grade Level Loading Doors
- Central Norgate neighbourhood location with easy access to multiple markets
- Active, Amenity rich & growing commercial and residential base in the area
- Direct front exposure onto West 16th Street and rear lane access

## SALIENT DETAILS:

**MUNICIPAL ADDRESS:**

1159 16th Street West, North Vancouver

**PID:**

008-850-178

**LEGAL DESCRIPTION:**

Lot G Block 57 District Lot 552 Plan 4680

**YEAR BUILT:**

1965

**BUILDING SIZE:**

5,432 sf - Ground floor warehouse/showroom/office

**SITE SIZE:**

11,880 sf (120’ deep x 99’ width)

**ZONING:**

EZ-LI: Employment Zone Light Industrial

**LAND USE PLAN:**

LIC – Light Industrial Commercial

**PROPERTY TAXES (2024):**

\$34,608.13

**TENANCY:**

Bartle & Gibson Co. Ltd.

**TENANT TERM:**

Two (2) years, expiring March 31, 2026

**OWNERSHIP STATUS/FINANCING:**

Treat as clear title

**NET OPERATING INCOME:**

April 1, 2024 to March 31, 2025: \$144,000 per annum  
April 1, 2025 to March 31, 2026: \$150,000 per annum

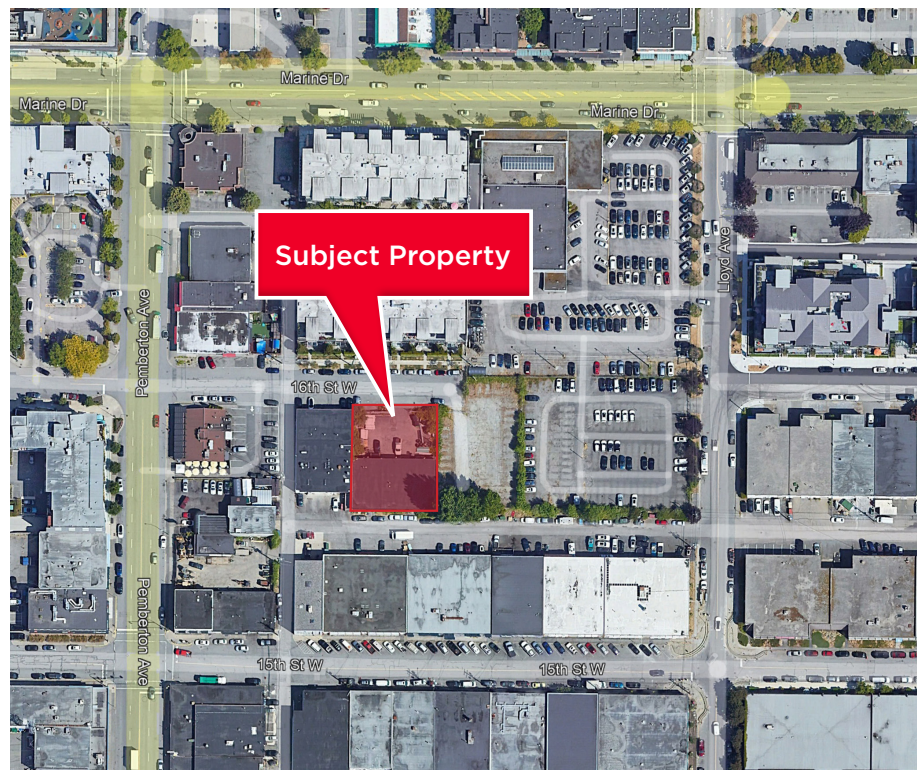
**ASKING PRICE:**

\$5,500,000



## LOCATION

The Subject Property is located in the heart of the Norgate/ Pemberton neighbourhood within the District of North Vancouver, with direct exposure onto West 16th Street and visible from Pemberton Avenue to the west and sits between Lloyd Avenue to the east. Within walking distance is a variety of shops, restaurants and services. The Property sits one block south of Marine Drive, a major east-west connector route from West Vancouver to North Vancouver. Vancouver International Airport is a 40-minute drive, Downtown Vancouver is a 10-minute drive via Lions Gate Bridge or a 20-minute Seabus ferry service from Lonsdale Quay. The immediate area surrounding the property and along Marine Drive is seeing significant mid-rise developments along with excellent retail and industrial service uses activity along Pemberton Avenue.



## DEVELOPMENT POTENTIAL:

The District of North Vancouver's EZ-LI - Employment Zone Light Industrial Zone allows for a multitude of uses with the intent to accommodate a mix of manufacturing and service businesses with the potential for office use on the upper floors, to include but not limited to Retail, recreational, restaurant, service, personal service, social gathering, residential and manufacturing. Development under this zoning is based on a rear lane setback of 5 feet and zero feet on any other side of the property. Building height is four (4) storeys and 50 feet. Under the District of North Vancouver's Official Community Plan (OCP), the subject property falls under 'Light Industrial Commercial' (LIC), and is designated predominantly for a mix of industrial, warehousing, office, service, utility, and business park type uses, including supportive uses as limited retail and limited residential. Development under this OCP does not state any FSR outline and would be on a case-by-case basis. Source: District of North Vancouver Land use designations.

### DISTRICT OF NORTH VANCOUVER'S LAND USE PLAN

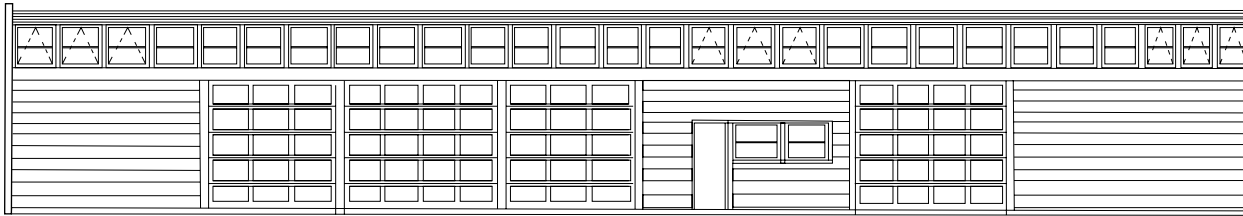


# FOR SALE

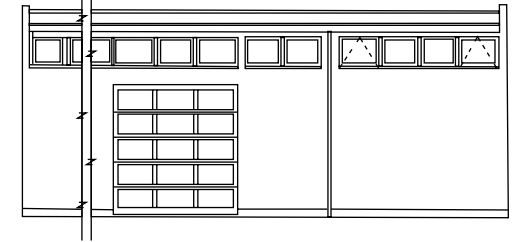
1159 16th Street West,  
North Vancouver, BC



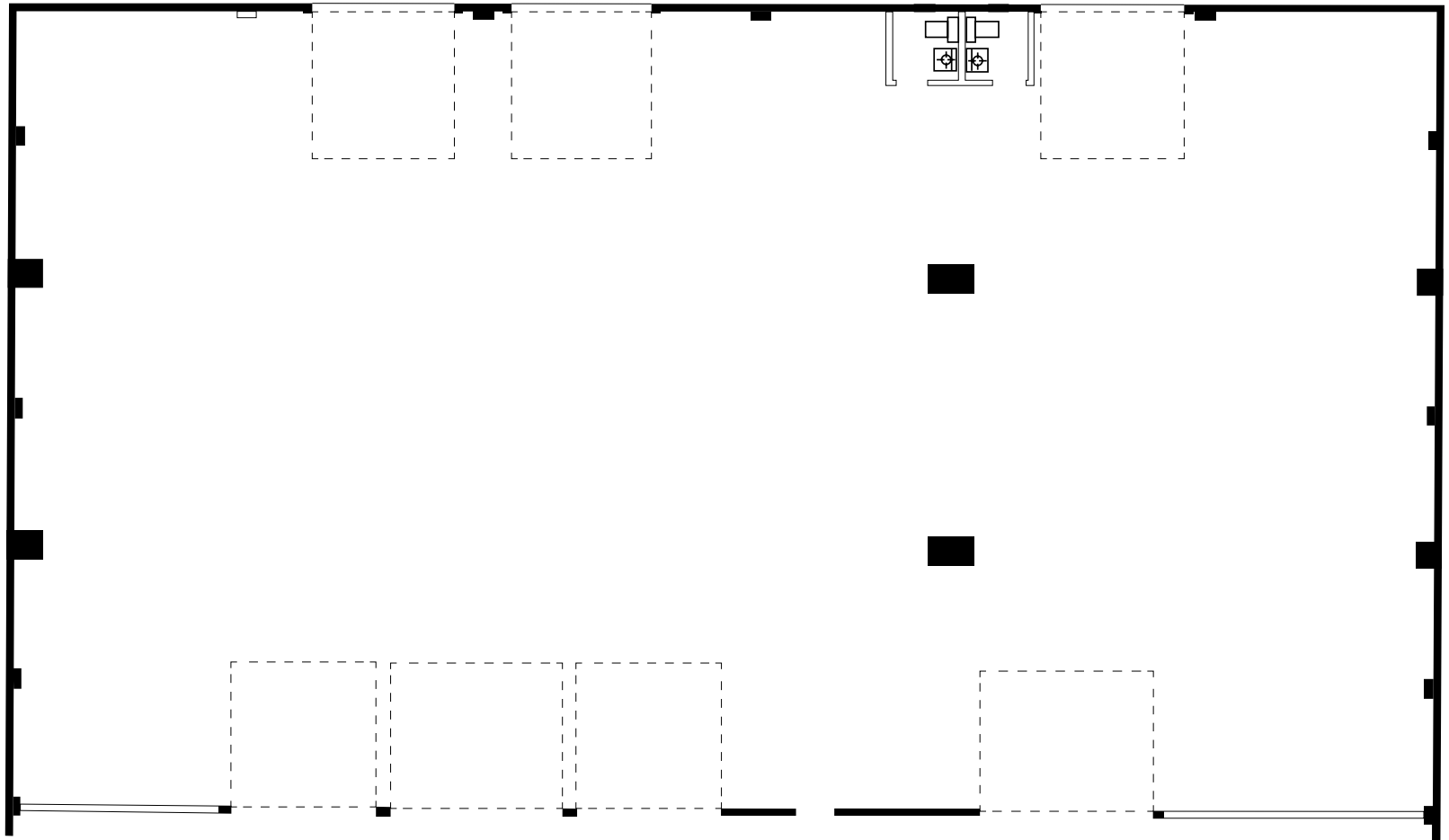
NORTH ELEVATION



SOUTH ELEVATION



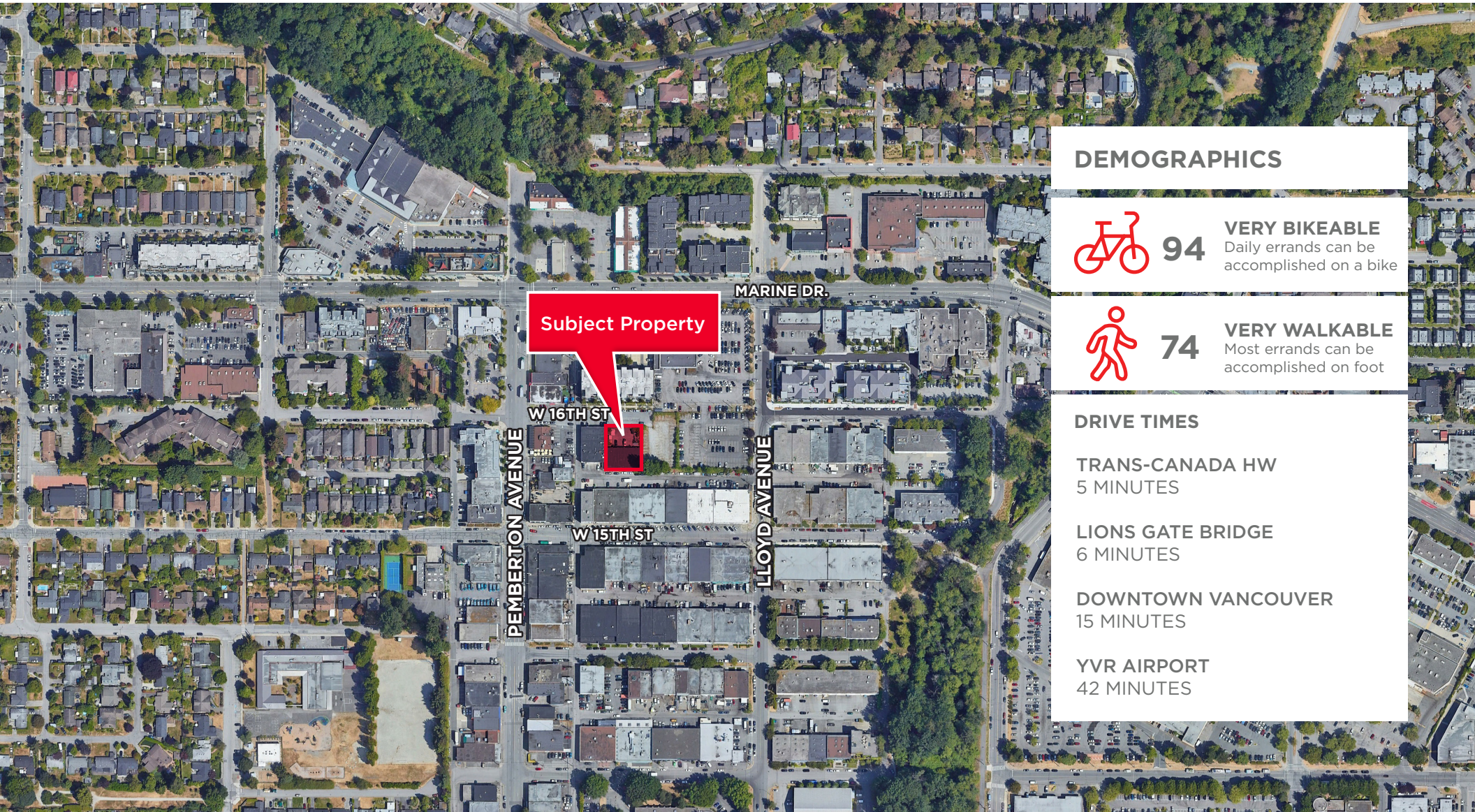
FLOOR PLAN





# FOR SALE

**1159 16th Street West,  
North Vancouver, BC**



## DEMOGRAPHICS



**94**

**VERY BIKEABLE**  
Daily errands can be accomplished on a bike



**74**

**VERY WALKABLE**  
Most errands can be accomplished on foot

## DRIVE TIMES

**TRANS-CANADA HW**  
5 MINUTES

**LIONS GATE BRIDGE**  
6 MINUTES

**DOWNTOWN VANCOUVER**  
15 MINUTES

**YVR AIRPORT**  
42 MINUTES

FOR MORE INFORMATION, PLEASE CONTACT:

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