

**Conduct of Sale**

**#112 & #212**

**998 HARBOURSIDE DRIVE**

NORTH VANCOUVER, BC V7P 3T2



**CUSHMAN &  
WAKEFIELD**





# PROPERTY HIGHLIGHTS

An exceptional opportunity to purchase two high-quality commercial strata units in the sought-after Harbourside Business Park in North Vancouver. Units #112 and #212 at 998 Harbourside Drive offer a versatile layout ideal for a wide range of commercial uses. Unit #112 features convenient ground floor access and loading with high-ceiling warehouse space, while Unit #212 offers a well-appointed second floor workspace with private offices, a boardroom, and a kitchenette. The units have large windows which provide abundant natural light with mountain views, while the location offers excellent access to Marine Drive and Highway 1. Ideal for investors or owner-occupiers looking for a move-in-ready or income-generating asset.

## LOCATION

Located in the heart of North Vancouver's Harbourside neighborhood, these units offer unbeatable access to a wide range of nearby amenities. Just steps from the scenic Spirit Trail and waterfront parks, the area is perfect for outdoor breaks and commuting by foot or bike. Within walking distance, you'll find cafes, restaurants, fitness centers, grocery stores, and retail shops at Capilano Mall and the nearby North Harbour Development. Convenient transit options, including major bus routes and the SeaBus at Lonsdale Quay, make getting to and from downtown Vancouver quick and easy.

### Features

- Flexible zoning accommodating different uses
- 22' clear ceiling height in warehouse
- One grade level loading bay door
- Second floor open plan office space
- Abundant natural light
- Three phase, 100 Amps/240 Volts for each unit







Municipal Address	#112 & #212 - 998 Harbourside Drive North Vancouver, BC V7P 3T2
Year Built	2004
Unit #112	2,305 SF
Unit #212	1,523 SF
Total Area	3,828 SF
Zoning	CD-360
Parking	7 designated stalls
Strata Fees (Monthly)	\$874.83
Property Taxes (2025)	\$32,542.99
Possession	Vacant possession available
Asking Price	\$2,756,160 (\$720.00 PSF)







For more information, please contact:

**BRANDON BUZIO**

Commercial Sales & Leasing  
Senior Associate

D: +1 604 640 5883

M: +1 604 417 5244

[brandon.buziol@cushwake.com](mailto:brandon.buziol@cushwake.com)

**MATTHEW MACLEAN**

Personal Real Estate Corporation  
Executive Vice President

+1 604 640 5855

[matthew.maclean@cushwake.com](mailto:matthew.maclean@cushwake.com)

700 West Georgia Street, Suite 1200

Vancouver, BC V7Y 1A1

+1 604 683 3111

[cushmanwakefield.com](http://cushmanwakefield.com)