



FOR SALE

# 101 RIVERSIDE DRIVE

North Vancouver, BC V7H 1T6

INVESTMENT OPPORTUNITY



# 101 RIVERSIDE DRIVE

## THE OFFERING

Cushman & Wakefield ULC is pleased to present to market a premier commercial industrial investment opportunity at 101 Riverside Drive, North Vancouver—a strategically located property in one of the most sought-after industrial hubs on the North Shore. This versatile asset offers a strong tenant profile, stable cash flow, and proximity to major transportation routes, including the Ironworkers Memorial Bridge and Highway 1. With flexible zoning, the property supports a variety of industrial and commercial uses, making it ideal for long-term investors seeking dependable returns and significant future redevelopment potential. Don't miss this rare opportunity to secure a foothold in North Vancouver's thriving industrial market.

## INVESTMENT HIGHLIGHTS

- Heavy power supply
- Recently renovated interior with modernized building systems
- High ceiling heights throughout building
- Energy-efficient windows and skylights
- Grade level loading with ample parking on-site

## PROPERTY SUMMARY

<b>Municipal Address</b>	101 Riverside Drive, North Vancouver, BC V7H 1T6
<b>PID</b>	013-385-585
<b>Legal Description</b>	Lot B Block 6 District Lot 193 Plan 2850
<b>Site Size</b>	8,740 SF
<b>Year Built</b>	1972
<b>Zoning</b>	EZLI - Employment Zone-Light Industrial
<b>OCP Designation</b>	Light Industrial Commercial
<b>Leasable Area</b>	6,842 SF
<b>Occupancy</b>	100% Leased
<b>Net Operating Income</b>	\$169,755
<b>Going-in Capitalization Rate</b>	4.0%
<b>Asking Price</b>	\$4,300,000

## INDUSTRIAL RENTAL UNITS SUMMARY

Unit	Net Lease	Commencement Date	Expiry Date	Term	Option to Renew	Leasable Area SF	Current Base Rent PSF	Current Monthly Base Rent	Current Annual Base Rent
101	Yes	October 1, 2025	September 30, 2030	5 years	No	3,192	\$25.00	\$6,650	\$79,800
105	Yes	February 1, 2022	January 31, 2027	5 years	Yes (1 - 5 yr)	2,590	\$24.50	\$5,288	\$63,455
103a	Yes	January 15, 2022	December 31, 2026	5 years	No	1,060	\$25.00	\$2,208	\$26,500

## THE LOCATION

The subject property is located in the heart of North Vancouver's established Maplewood industrial district, offering a highly strategic and accessible position for businesses.

Just minutes from the Ironworkers

Memorial Second Narrows Bridge and Highway 1, the property provides seamless connectivity to Vancouver, the North Shore, and major transportation corridors across the Lower Mainland. The surrounding area features a wide range of amenities, including nearby restaurants, cafes, fitness centers, and retail options at Park & Tilford and Northwoods Village.

With excellent transit access and proximity to both industrial services and everyday conveniences, this location is ideal for companies seeking functionality and convenience in a vibrant, growing commercial hub.



## FOR MORE INFORMATION, CONTACT:

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