

FOR SALE

275 FELL AVE NORTH VANCOUVER

Exceptional 32,784 SF mixed-use facility on 1.17 acres—rare scale, prime location, and enduring investment value in North Vancouver.



THE OFFERING

Cushman & Wakefield ULC is pleased to present to market the opportunity to acquire a high-quality, free-standing mixed-use asset in the heart of North Vancouver's coveted industrial corridor. Situated on a generous 1.17-acre site, is this 32,784 square foot building that offers a versatile layout and significant functionality, appealing to a wide range of tenants and investors. Opportunities to acquire a property of this scale and quality are uncommon in North Vancouver's tightly held industrial market. This offering represents a unique chance for investors to secure a premium asset with strong income potential and long-term growth in one of Metro Vancouver's most stable submarkets.



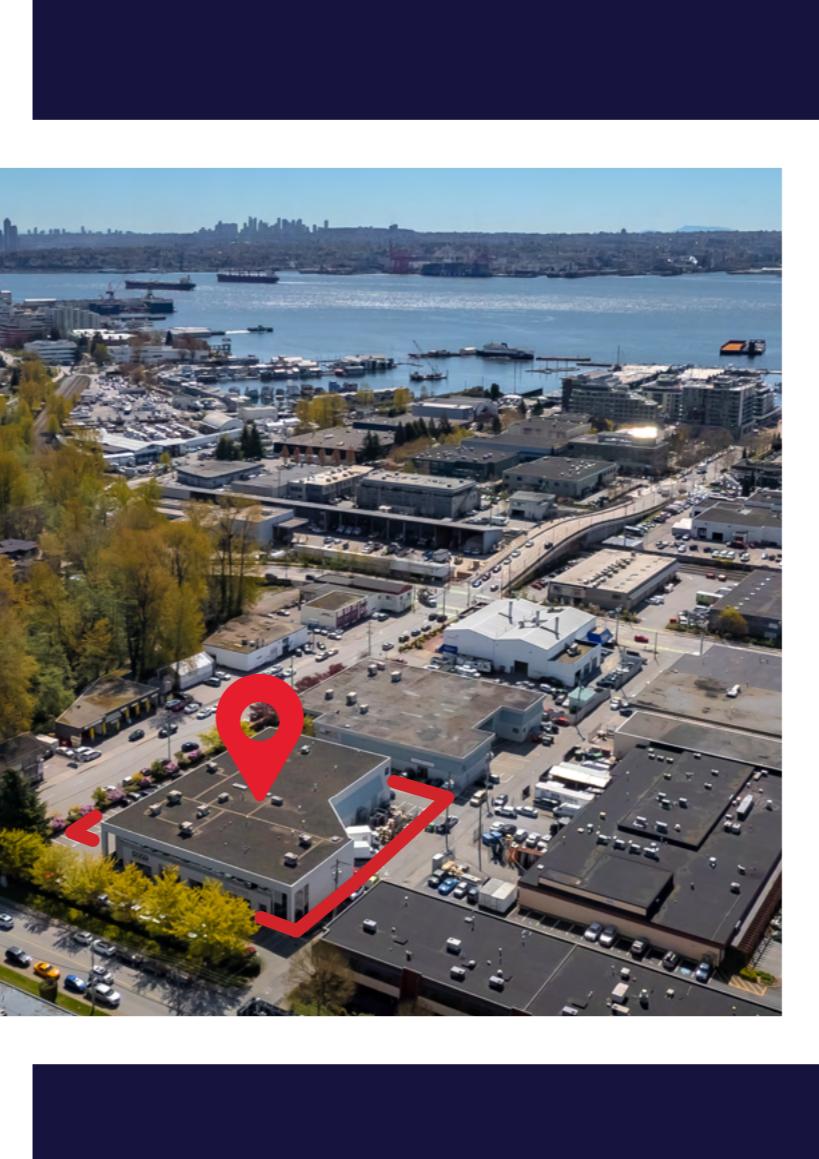
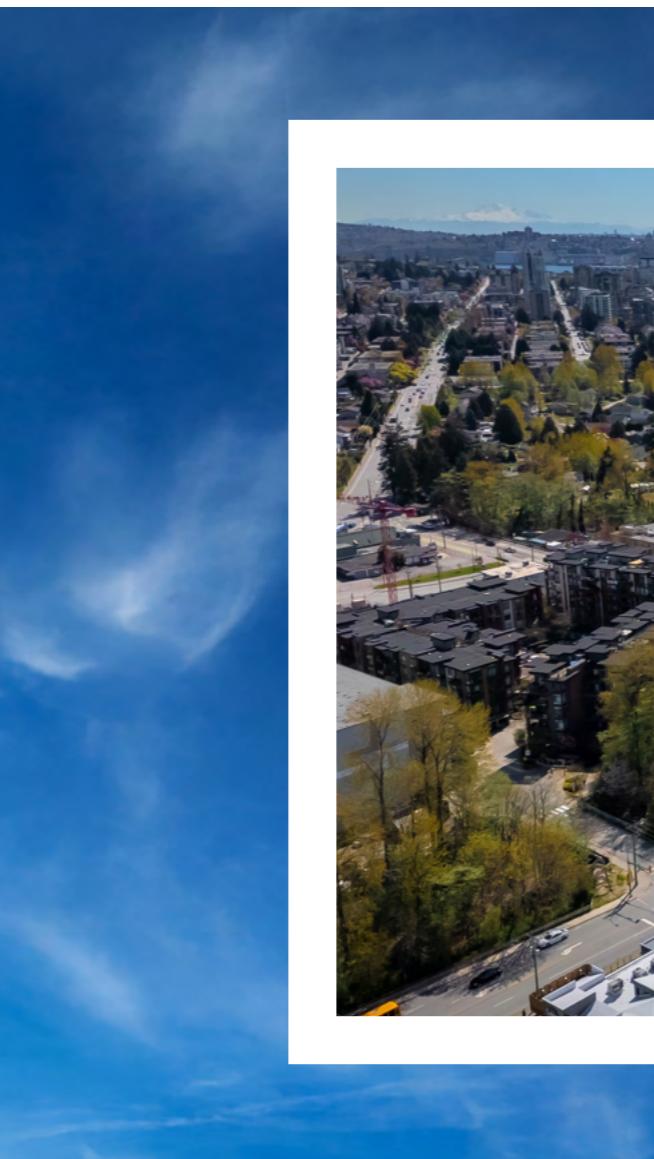
INVESTMENT HIGHLIGHTS

 Value-add opportunity with potential for strata disposition	 Prime North Vancouver location	 Large site area with functional improvements	 Ample onsite parking
 Dock loading with ample power supply	 Strong income with 20% upside in rents	 WALT of 1.60 years as of January 1, 2026	 100% Occupancy with no historical vacancy

THE LOCATION

Located in the desirable Harbourside area of North Vancouver, the subject property offers an exceptional mix of convenience, connectivity, and lifestyle amenities. Just steps from Marine Drive, the property enjoys easy access to public transit, including the RapidBus, as well as major routes like Highway 1 and Lions Gate Bridge making commuting to downtown Vancouver or West Vancouver effortless.

The Property is also situated minutes from the North Shore Automall, one of Metro Vancouver's premier automotive retail hubs, providing strong synergies for service, showroom, and light industrial users. The surrounding area boasts a high walk score, with daily essentials, cafés, fitness studios, and restaurants all within walking distance, along with access to scenic parks like Mosquito Creek and MacKay Park.



PROPERTY SUMMARY

Municipal Address	275 Fell Avenue, North Vancouver, BC V7P 2J9
PID	019-113-421
Legal Description	LOT 1 BLOCK X DISTRICT LOT 265 PLAN LMP20574
Site Size	50,965 SF (1.17 acres)
Year Built	1996
Zoning	CD-282
OCP Designation	Mixed Employment
Leasable Area	32,784 SF
Occupancy	Fully Leased
Tenant Count	5 tenants
Parking	63 stalls (approx.)
Net Operating Income	\$567,579.48
Asking Price	Contact Listing Agents



OCP EXPLANATION

The City of North Vancouver's OCP designates 275 Fell Avenue as Mixed Employment, supporting a flexible combination of light industrial, office, service, and commercial uses. This designation aligns perfectly with the property's current mixed-use character, allowing a diverse tenant mix while protecting employment lands.

The OCP encourages developments that foster economic activity, job creation, and efficient use of infrastructure, while ensuring compatibility with surrounding areas. As such, 275 Fell Avenue offers long-term stability and adaptability, providing both secure income and potential for future enhancement or redevelopment consistent with the City's vision.

NEIGHBOURHOOD REDEVELOPMENT MASTER PLAN

Two blocks from 275 Fell Avenue, Capilano Mall is in planning for a transformative redevelopment led by one of the largest developers in Canada. The proposed plan includes the construction of 11 residential towers ranging from 18 to 40 storeys, introducing approximately 3,400 new residential units, along with 224,000 square feet of commercial retail space, 5,995 square feet of office space, and a 2,195 square foot daycare facility. The redevelopment is expected to significantly increase foot traffic and demand for services in the area, further elevating the appeal of 275 Fell Avenue as a prime investment opportunity.

DEMOGRAPHICS

	1km	3km	5km
	10,376	90,933	263,155
	13.1%	11.5%	10.6%
	48	53	48
	\$137,455	\$142,012	\$134,762

PROPERTY GALLERY



NEARBY AMENITIES

Government & Services:

1. ICBC Driver Licensing

Shopping & Food:

2. Fresh St. Market
3. Lonsdale Quay Market
4. Persia Foods Produce Markets
5. Everything Wine
6. Shoppers Drug Mart
7. Save-On-Foods Pharmacy
8. Capilano Mall
9. Walmart Supercentre
10. Starbucks
11. BC Liquor Stores
12. McDonald's
13. Burger King
14. Cora Breakfast & Lunch
15. Rona

Transportation & Port:

16. Seabus
17. Port of Vancouver

Automotive:

18. Northshore Auto Mall

Parks & Outdoor Recreation:

19. The Shipyards
20. Waterfront Park
21. Lower MacKay Creek Park
22. Kings Mill Walk Park
23. Harbourside West Overpass

Clubs & Marinas:

24. Burrard Yacht Club



Walk Score

Walker's Paradise



Bike Score

Biker's Paradise



Transit Score

Good Transit

90

87

56



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BLAKE GOZDA

Personal Real Estate Corporation
Senior Vice President, Industrial
D: +1 604 608 5971
E: Blake.Gozda@cushwake.com

D. NATHAN KEWIN

Personal Real Estate Corporation
Senior Vice President, Industrial
D: +1 604 640 5885
E: Nathan.Kewin@cushwake.com

BRANDON BUZIOL

Senior Associate,
Commercial Sales & Leasing
D: +1 604 640 5883
E: Brandon.Buziol@cushwake.com

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