

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	\$649,185 (as of December 2026)
Asking Price	\$15,900,000



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
 Population	10,376	90,933	263,155
 Population Growth (Next 5 Years)	13.1%	11.5%	10.6%
 Median Age	48	53	48
 Average Household Income	\$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

90



Bike Score
Biker's Paradise

87



Transit Score
Good Transit

56



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