

# FOR SALE



**1516-1520 Columbia Street,  
North Vancouver, BC**



## **Owner-User Opportunity**

9,671 SF Freestanding  
Corner Industrial Building



# Opportunity

A rare opportunity to own a recognizable, freestanding industrial building with excellent exposure on the corner of Mountain Highway & Columbia Street. The building is currently demised into three bays with month to month leases in place providing flexibility for purchasers to occupy the entire building or a portion of the building while achieving income on the balance of the building.

# Highlights



**Building Size**  
9,671 SF



**Site Size**  
12,078 SF



**Zoning**  
Employment  
Industrial (EZ-I)



**Loading**  
3 large  
grade doors



**Ceiling Height**  
18' clear



**Power**  
3-phase power



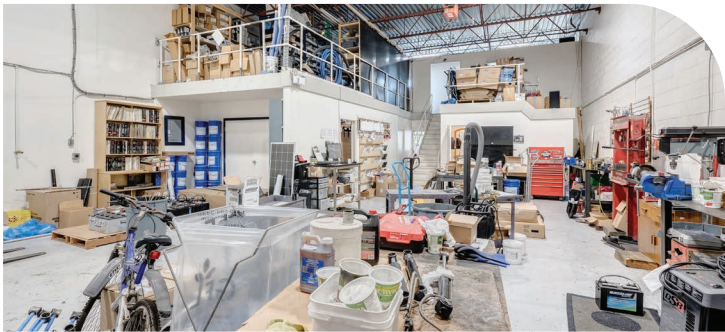
**Sale Price**  
\$5,995,000



**Property Taxes**  
\$47,259.31



**Tenancies**  
Month-to-month



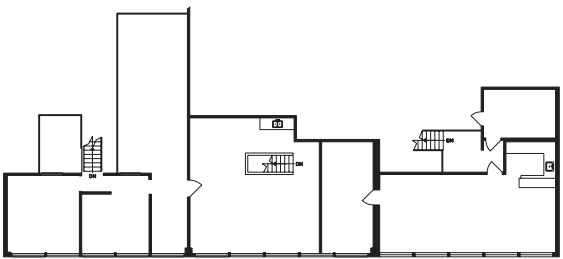
# Location

The subject property is located at the base of the Second Narrows Bridge allowing easy connectivity to the North Shore, Burnaby, Vancouver and all other major submarkets. The property is just a 10-minute walk to the Phibbs Exchange bus loop and steps away from Main Street offering a variety of amenities including restaurants, breweries and retail stores. The property is also neighbouring the future Lower Lynn Town Centre, North Vancouver's master-planned community with a mix of new residential, commercial, employment uses, & parks strengthening the neighbourhood's vibrancy and sense of community.

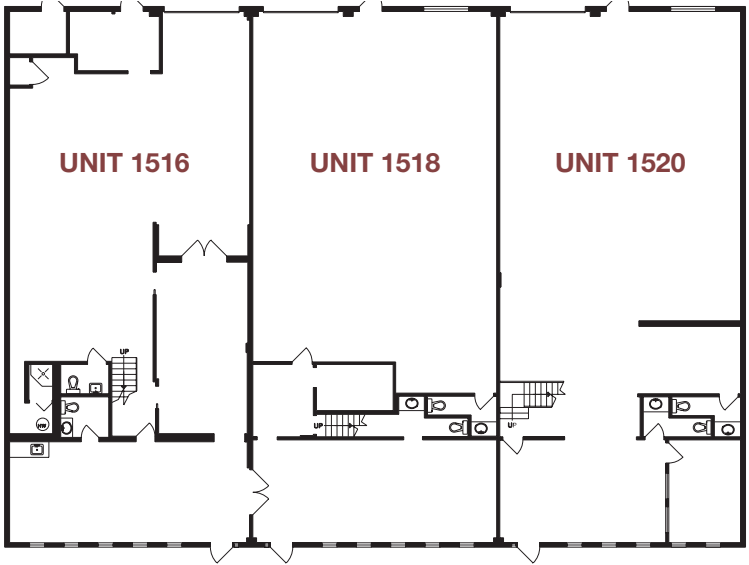


# Floor Plan

Unit 1516	3,282 SF
Unit 1518	3,157 SF
Unit 1520	3,172 SF
Elec. Rm	60 SF
<b>Total</b>	<b>9,671 SF</b>



Upper Floor



Main Floor





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