



For Sale: Industrial

Units 107 & 108

173 Forester Street North Vancouver, BC

Premium Light Industrial Space Located in Dollarton Business Park

Lennard: 520-800 West Pender Street, Vancouver • 604.636.2620

lennard.com

Units 107 & 108

173 Forester Street North Vancouver, BC

Opportunity

Lennard Commercial Realty is pleased to present for sale two contiguous ground-floor industrial strata units totaling 3,230 SF at 173 Forester Street - a rare ownership opportunity in one of North Vancouver's most coveted business parks. Offered together as a single package, the units comprise a polished office/showroom and an adjoining high-ceiling warehouse with a full-size loading bay door and a second-floor office mezzanine.

Positioned as corner units, the space benefits from abundant natural light, efficient functionality, and 6 designated parking stalls. This is an ideal opportunity for end-users seeking to own and occupy a high-quality asset in a tightly held, amenity-rich industrial node on the North Shore.



Location

Strategically situated in North Vancouver's established Maplewood community, the subject property offers exceptional connectivity across the North Shore and Greater Vancouver. The property sits just minutes from the Second Narrows Bridge, providing seamless access to Highway 1, Burnaby, Vancouver, and the broader Lower Mainland, and is a short distance from Phibbs Exchange - one of the North Shore's principal transit hubs. Nearby amenities including Park & Tilford Shopping Centre, along with a wide range of restaurants, cafés, and everyday conveniences, are all within easy reach for staff and clients.

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|--|------------------|-----------------|
| | Available Space* | |
| | Unit 107 | 1,930 SF |
| | Unit 108 | 1,300 SF |
| | Combined | 3,230 SF |

*Space is approximate, buyer to confirm

Zoning
CD33: Comprehensive Development Zone 33

Year Built
2010

Parking
6 Stalls

Availability
Vacant Possession

Asking Price
\$2,950,000

Property Taxes (2025)

\$24,132.86

Monthly Strata Fees

\$1,217.29



Property Highlights



22' clear ceiling heights



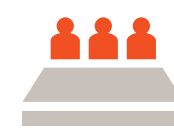
Full size loading bay door



Shower and change room facilities



Bike storage



Access to shared boardroom





Second Narrows Bridge

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