



*For Sale & Lease*

# #101-185 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](http://lennard.com)

# 185 Forester Street

## Opportunity

This well-maintained strata unit features a flexible layout with good ceiling heights, grade-level access, and ample natural light—ideal for a range of industrial, warehousing, office, or showroom uses. With professional curb appeal and on-site parking, this property is perfect for owner-occupiers or investors seeking long-term value in a thriving industrial node.

## Location

Situated just minutes from the Second Narrows Bridge, this strata unit enjoys a highly accessible location in North Vancouver's Dollarton area. This prime spot offers seamless connectivity to Vancouver, Burnaby, and the broader Lower Mainland via major routes like Highway 1 and Dollarton Highway. This property is also conveniently close to key amenities, including Parkgate Village, Maplewood Village Centre, and Capilano University, providing a wide range of retail, dining, and service options for staff and clients.

## Property Highlights

- Flexible zoning to accommodate different business uses
- Versatile open-concept floor plan
- Modern HVAC systems
- Central area displays will be removed
- Corner unit offering excellent visibility
- Large windows throughout unit providing abundant natural light



Year Built  
**2010**

Available Space  
**1,375 SF**



Asking Price  
**\$1,340,000**



Zoning  
**CD-33 - Comprehensive Development**

Property Taxes (2025)  
**\$11,435.87**



Parking  
**3 Stalls**

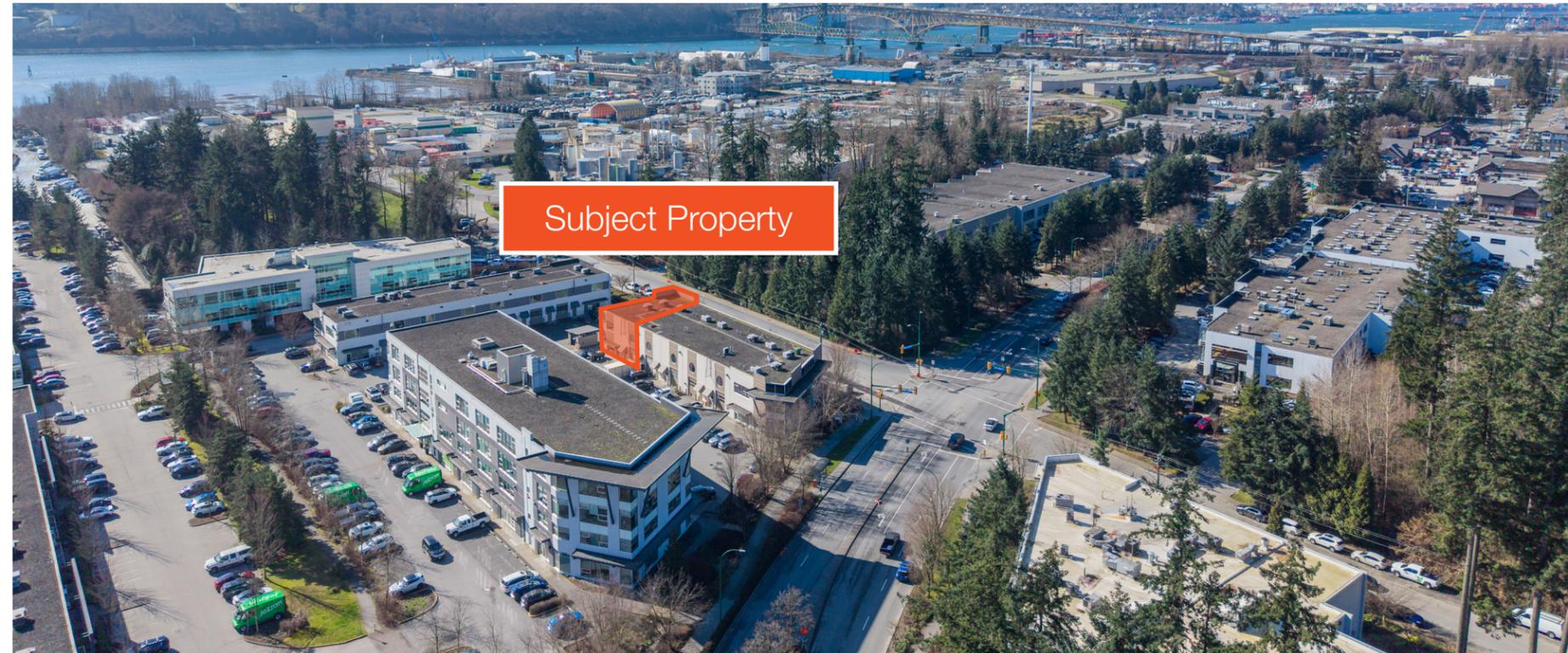
Strata Fees  
**\$505.87**



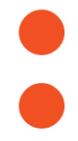
Availability  
**30 Days' Notice**

Basic Rent  
**\$26 PSF**

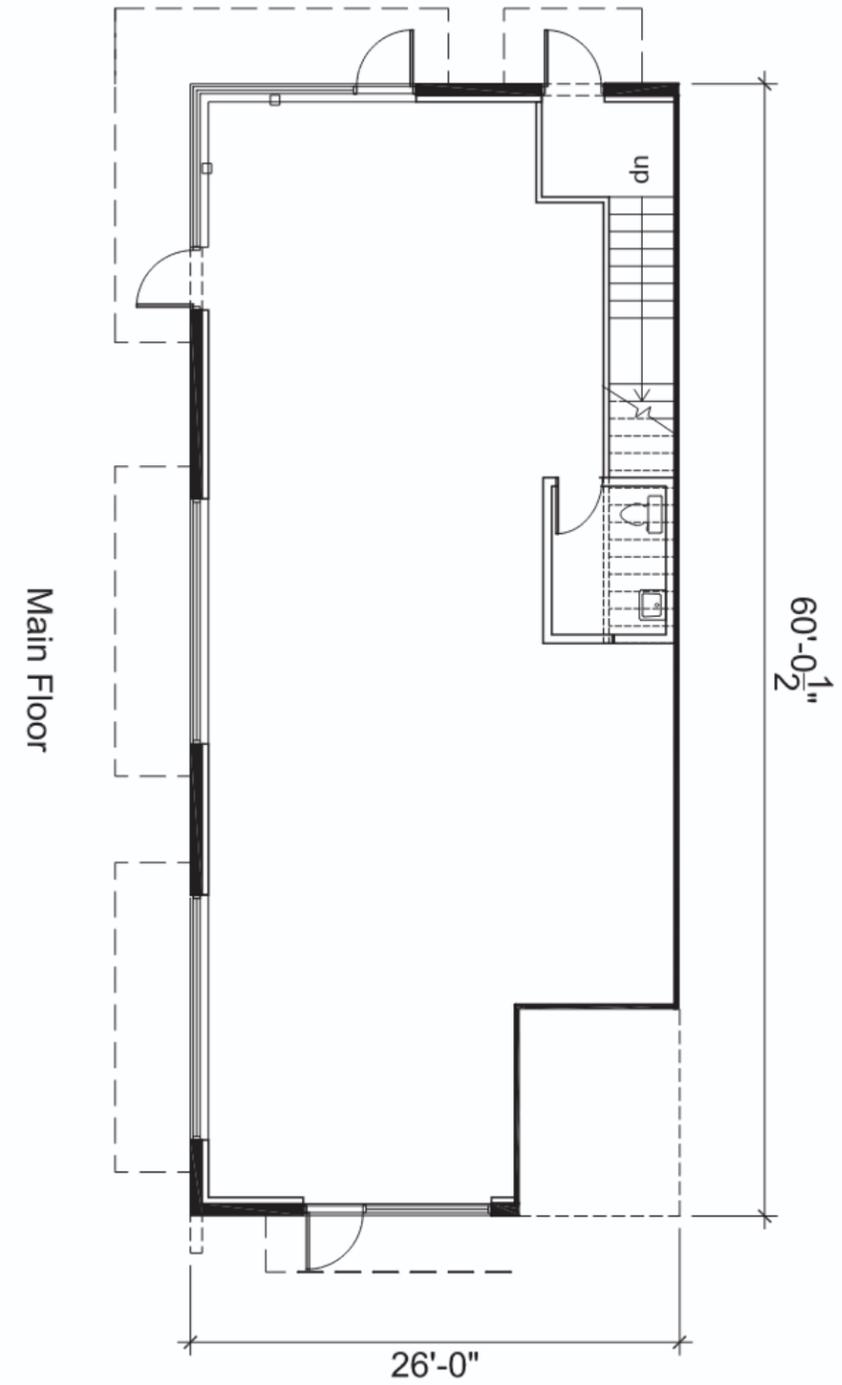
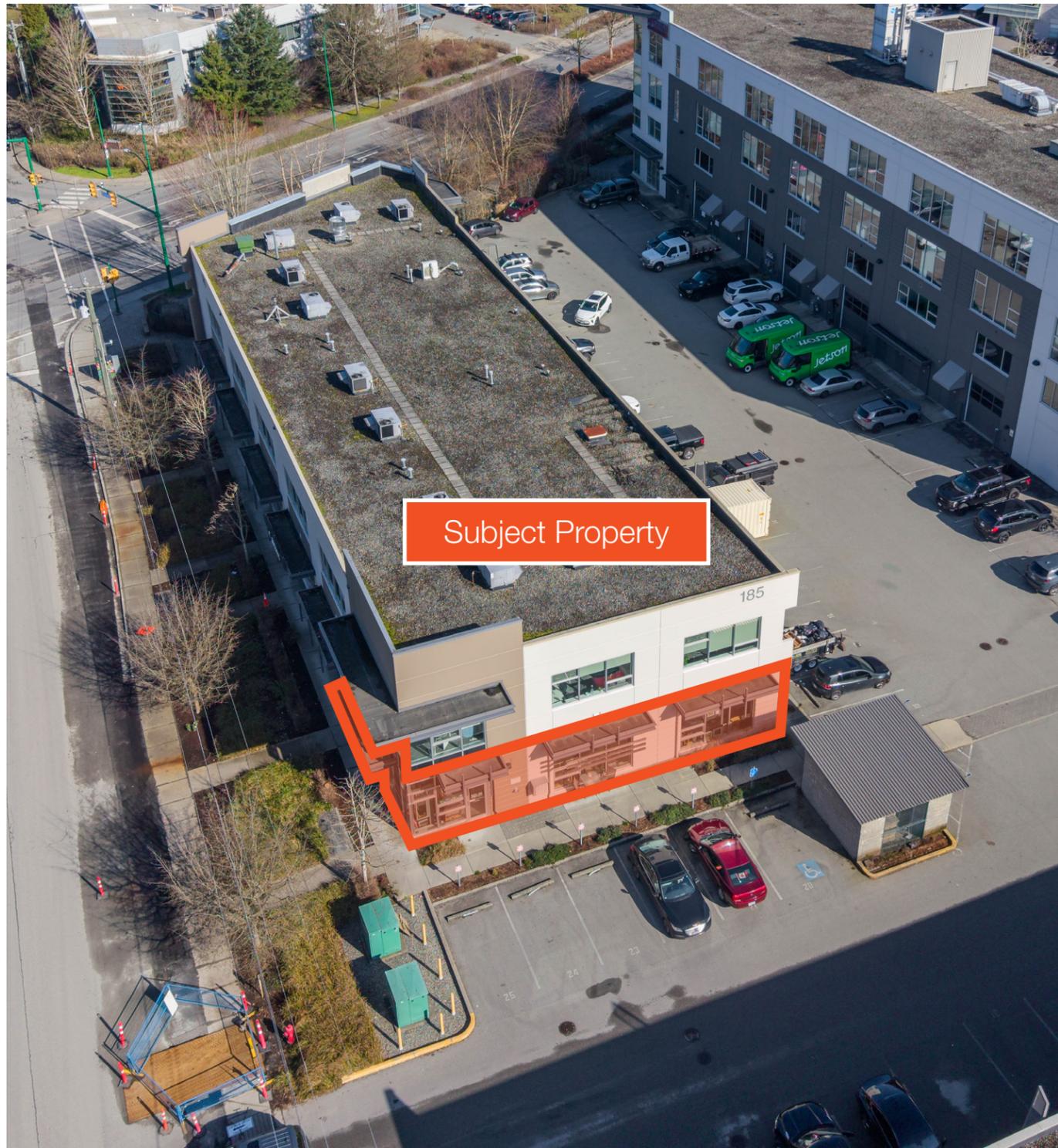
Additional Rent (2026)  
**\$15 PSF**



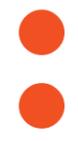
# 185 Forester Street



## Floor Plan



# 185 Forester Street



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