



For Sale, For Lease: Office

217-2455 Dollarton Highway North Vancouver

Turn-Key Office Strata Unit, Conveniently Located on Dollarton Highway.

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Your commercial real estate partner.

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217-2455 Dollarton Highway



Available Space
1,969 SF



Zoning
CD 33 - Comprehensive Development (Allowing for a wide variety of office, technology, research, wholesaling, and other uses)



PID
026-778-963

Legal Description
STRATA LOT 37 DISTRICT LOT 611 GROUP 1
NEW WESTMINSTER DISTRICT STRATA PLAN
BCS1995 TOGETHER WITH AN INTEREST IN THE
COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON
FORM V



Parking
Five (5) stalls

Sale Detail



Asking Price
\$1,575,000



Property Taxes (2024)
\$12,723.32

Lease Detail



Asking Lease Rate
\$22.00 PSF/annum



Taxes & Operating Costs (2025 estimate)
\$9.58 PSF/annum



Availability
Immediate



Location

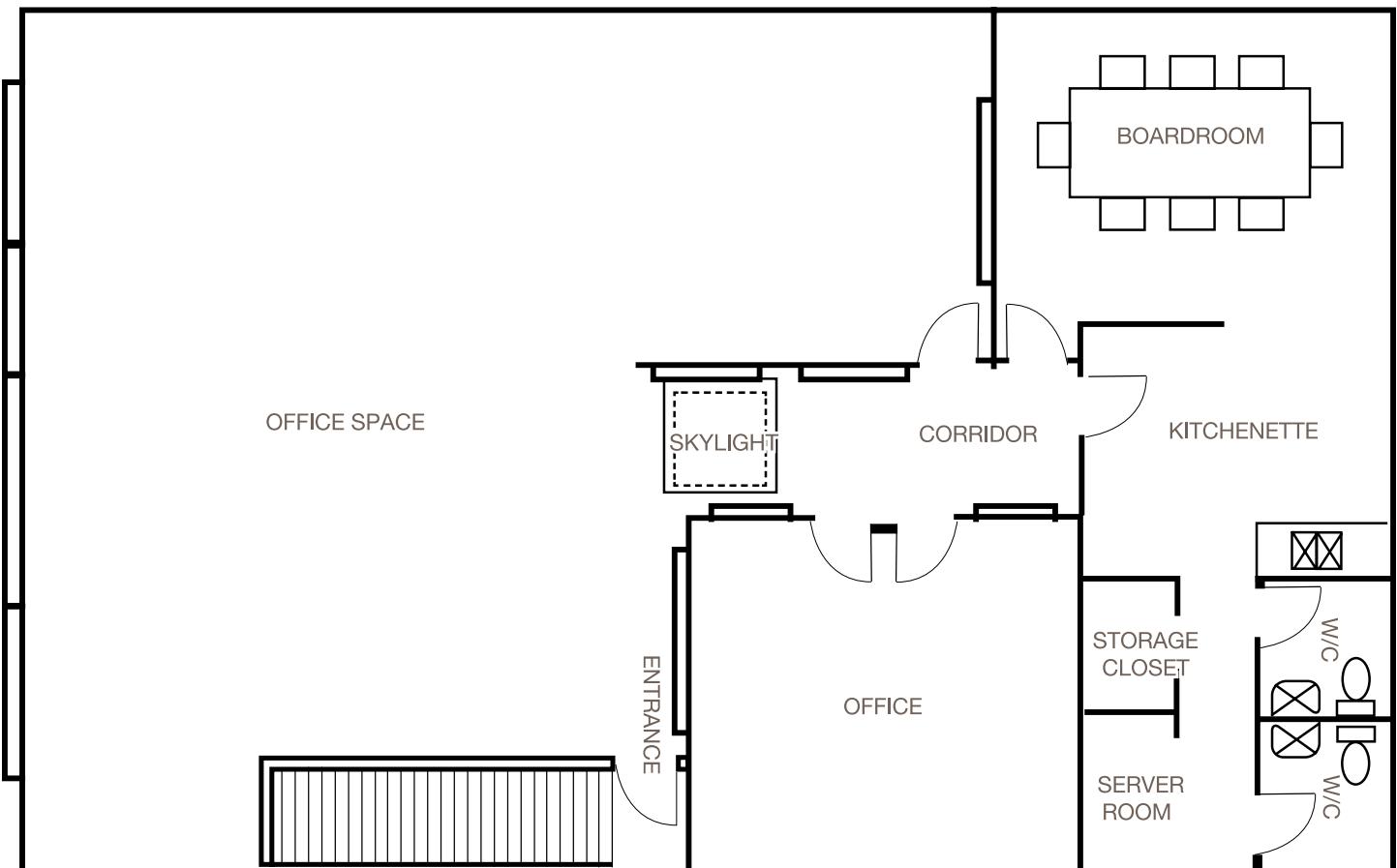
The Subject Property is situated on the south side of Dollarton Highway, nestled within the Maplewood area of North Vancouver. Enjoying proximity to NorthWoods Village, with its array of retail shops, services, and amenities, this location offers convenient access to the Second Narrows Bridge and Trans-Canada Highway, facilitating easy connections to Vancouver, Burnaby, and the broader North Shore region.

Property Highlights

- Two-storey tilt-up construction with office and warehouse units
- Nicely improved second-floor office space
- Generous parking and good circulation on the site
- Well-maintained landscaping for an attractive West Coast feel
- Quick access to Second Narrows Bridge and Trans-Canada Highway
- End-of-trip facilities
- Secure bicycle storage room

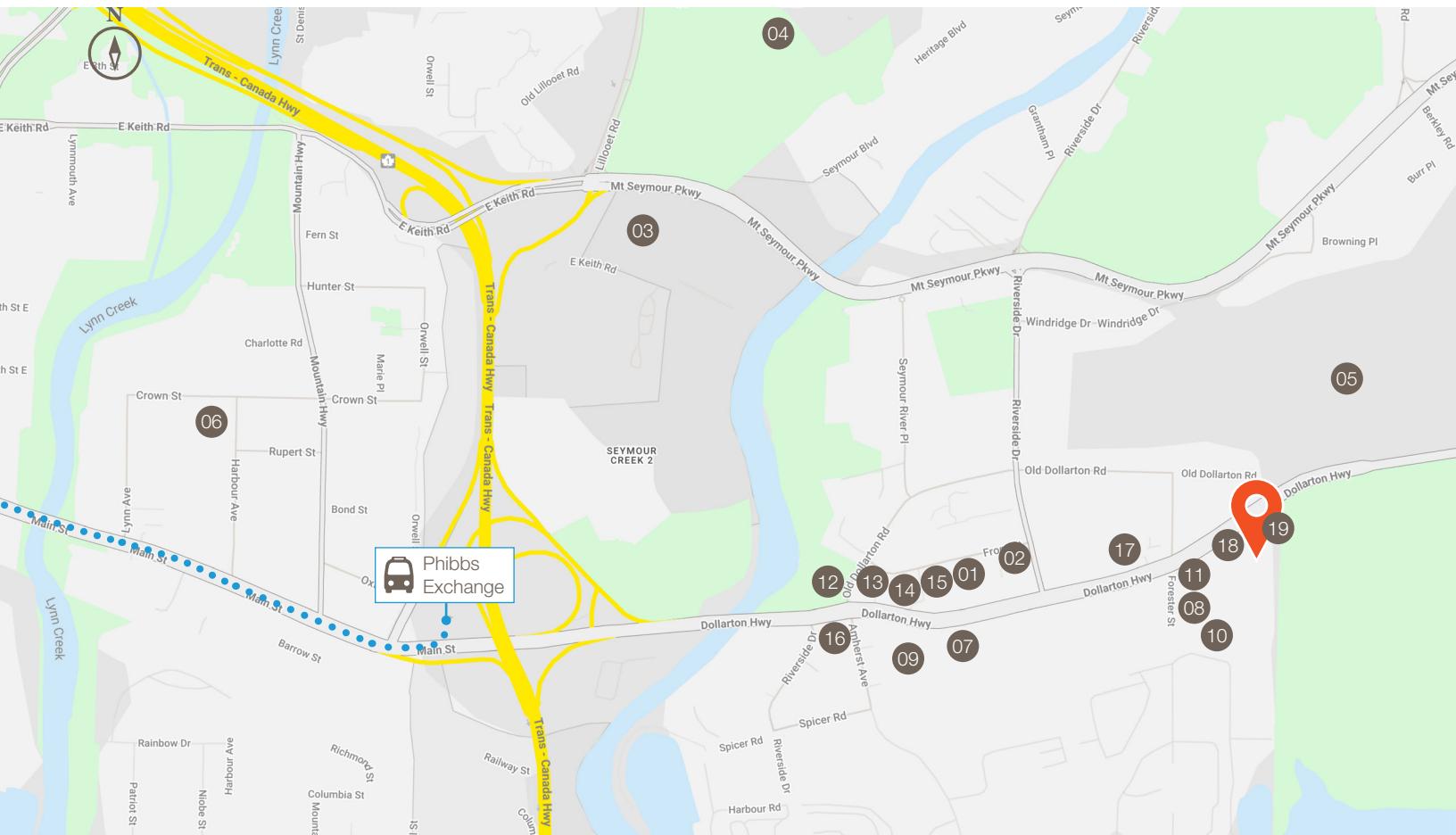


Floor Plan



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Nearby Amenities

Shopping & Services

- 01. Stong's Market
- 02. Anytime Fitness
- 03. Real Canadian Superstore
- 04. Capilano University
- 05. Bee Haven Academy
- 06. Canadian Tire

Notable Companies

- 07. Arc'teryx
- 08. Rip Curl Canada
- 09. ALS Geochemistry
- 10. BA Blacktop Ltd
- 11. Darwin Construction Ltd

Restaurants & Cafes

- 12. Good Co. Northwoods
- 13. Starbucks
- 14. Buddha-Full • Northwoods
- 15. Barcelos Flame Grilled Chicken
- 16. Tim Hortons
- 17. Deep Cove Brewers & Distillers
- 18. Subway
- 19. The Crab Shop

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