

For Sale

Built for Business, Positioned for the Future

247 East 1st Street | North Vancouver, BC



Lennard:

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The North Shore Team

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Matt Thomas • Brandon Buziol • Matt Upson

247 East 1st Street

North Vancouver, BC



The Opportunity

247 East 1st gives a business owner the opportunity to control approximately 7,300 SF of freestanding industrial space in Lower Lonsdale, complete with dock and grade loading, secure yard space and flexible M4 zoning.

One block from Lonsdale Avenue and walking distance to the Shipyards and SeaBus, this is industrial real estate in a location that is exceptionally difficult to replicate.

Operate your business here today. Control your occupancy costs. Own the underlying real estate. Preserve the longer term redevelopment potential.

Property Highlights

- North Vancouver Industrial Vacancy is Only 1%
- Freestanding Building
- Owner User Opportunity
- Lower Lonsdale
- Secure Yard
- Future Redevelopment Potential
- Dock and Grade Loading
- Sprinklers
- 3 Phase Power

Property Details

Asking Price
\$6,050,000

Year Built
1970

Property Taxes (2026)
\$53,482.15

Site Size
5,962 SF
Building Size
~7,300 SF

PID(s)
015-087-450
015-087-468

OCP Designation
Mixed
Employment

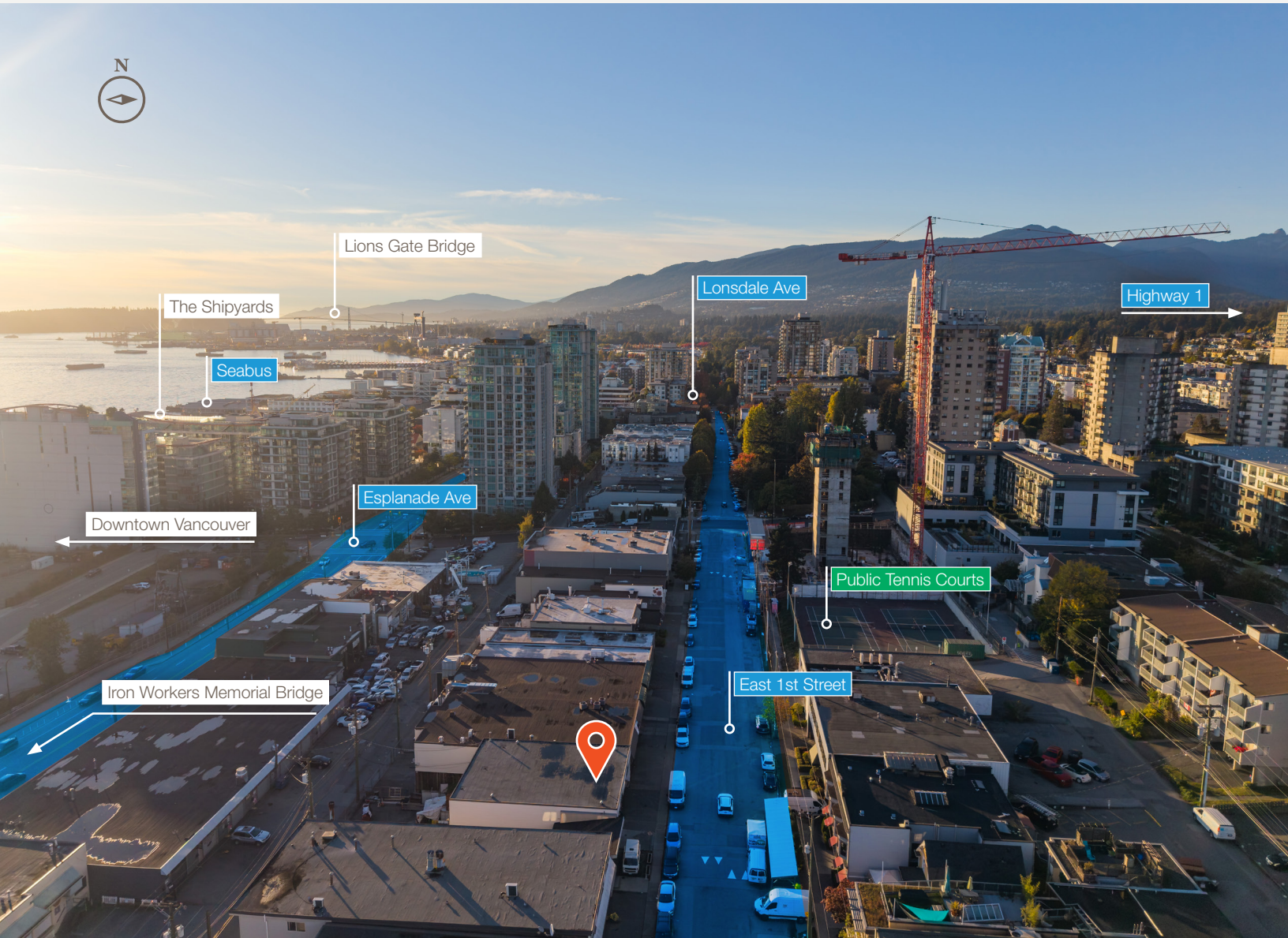
Zoning
M-4-Industrial-Commercial

Legal Description
Lot 20 & 21 Block 167
District Lot 274 Plan 878



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