

FOR SALE

# 400 BROOKSBANK AVENUE

North Vancouver, BC

Rare opportunity to acquire a fully leased  
commercial property on Brooksbank Avenue



BROOKSBANK AVENUE

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# Property Summary

## CIVIC ADDRESS

400 Brooksbank Avenue  
North Vancouver, BC

## LEGAL DESCRIPTION

Lot E Block 22 District Lot 272  
Plan 14138

## PID

007-949-219

## BUILDING AREA

25,359 sf

## ZONING

CD- 205 is based on the M-3 industrial zoning bylaw which permits industrial uses; however this specific zoning also allows for up to 10,000 sf of non-industrial uses including office and retail uses.

## SITE AREA

36,544 sf (0.84 acres)

## YEAR BUILT

1964 / 1985

## PARKING

39 surface parking stalls

## OCCUPANCY

100% leased

## PROPERTY TAXES

\$105,821 (2021)

## OFFICIAL COMMUNITY PLAN (OCP)

ME – Mixed Employment

## NET OPERATING INCOME

Available upon request

## PRICING AND OFFERING PROCESS

Contact listing agents



## Opportunity

Avison Young is pleased to present the opportunity to purchase 400 Brooksbank Avenue, North Vancouver, BC (the “Property”). This fully leased mixed-use building is approximately 25,359 sf and is situated on a 36,544 sf lot. This opportunity offers a stable cash-flowing asset with upside in rental rates and future redevelopment potential.








## Location

400 Brooksbank Avenue is located in the City of North Vancouver on the east side of Brooksbank Avenue at East 4th Street, directly across the street from Park & Tilford Shops and Gardens. The Property backs onto Bridgman Park along Lynn Creek, a popular local green area with walking trail. Access to the area has been significantly improved recently, with the completion of the Mountain Highway Interchange at the Trans Canada Highway, which provides direct access onto Brooksbank Avenue. This recently completed interchange has greatly enhanced traffic flow along Brooksbank Avenue.

Businesses in the immediate area of the Property include North Shore Studios, Mountain Equipment Co-Op, Save-on-Foods, Rona, Norco, Kal Tire, and a variety of other neighborhood retailers at Park & Tilford Shopping Centre, and the North Shore Winter Club to name a few. The Property is situated between Brooksbank Avenue and Bridgeman Park, where the multi-use trail runs along the west side Lynn Creek. This is truly unique location, nestled between bustling retail services Brooksbank Avenue and the natural amenities offered by the park and creek.

Directly across Lynn Creek to the east is the District of North Vancouver’s Lynn Creek Town Centre which is an area of significant redevelopment on the North Shore. This area is being revitalized as a transit-oriented, mixed use community with employment, retail, housing, and green spaces amenities.

## Investment highlights

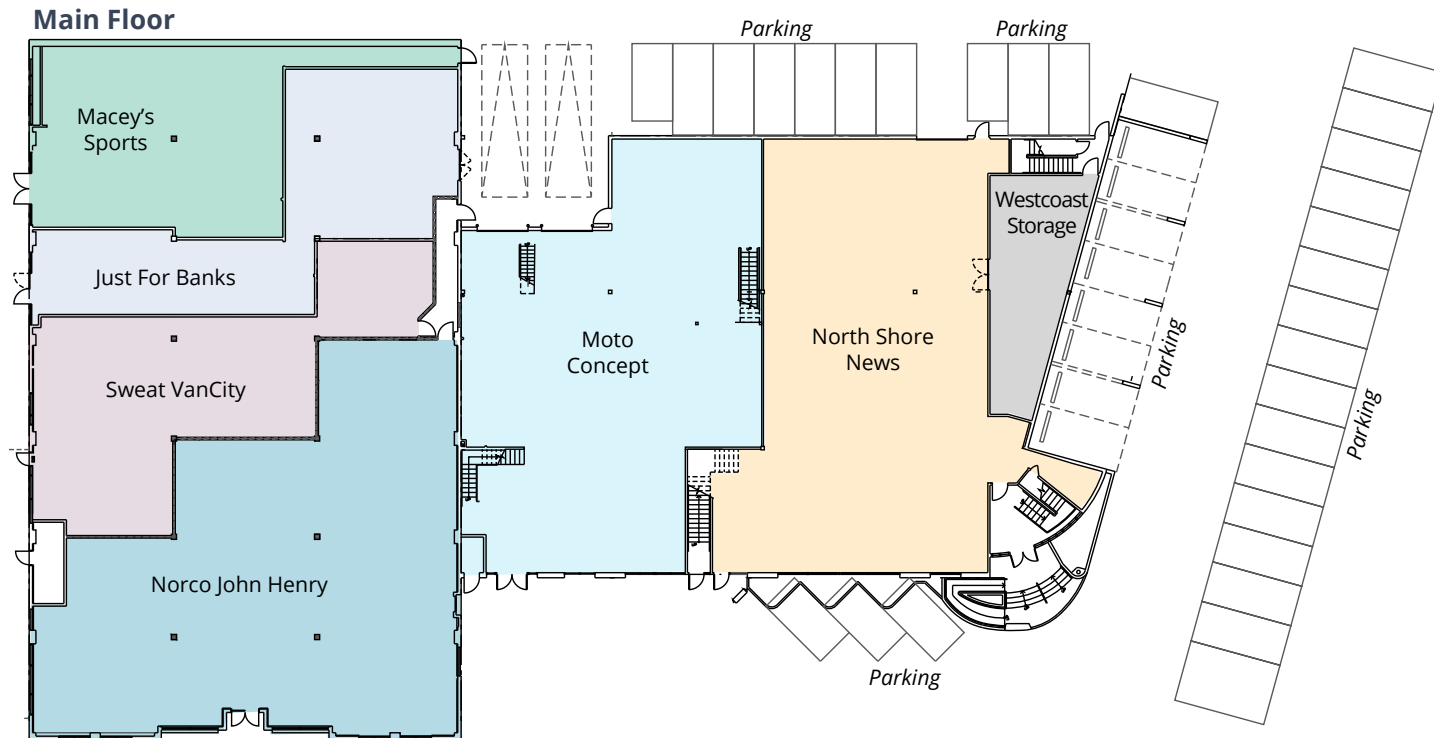
-  Fully leased mixed-use commercial building
-  Mix of industrial, office, retail, and child care tenancies
-  Strong market fundamentals with low vacancy rate
-  Excellent exposure to Brooksbank Avenue
-  Rooftop outdoor play area for the child care facility
-  Upside potential in rental rates
-  Long-term stable cash flowing asset with future redevelopment potential



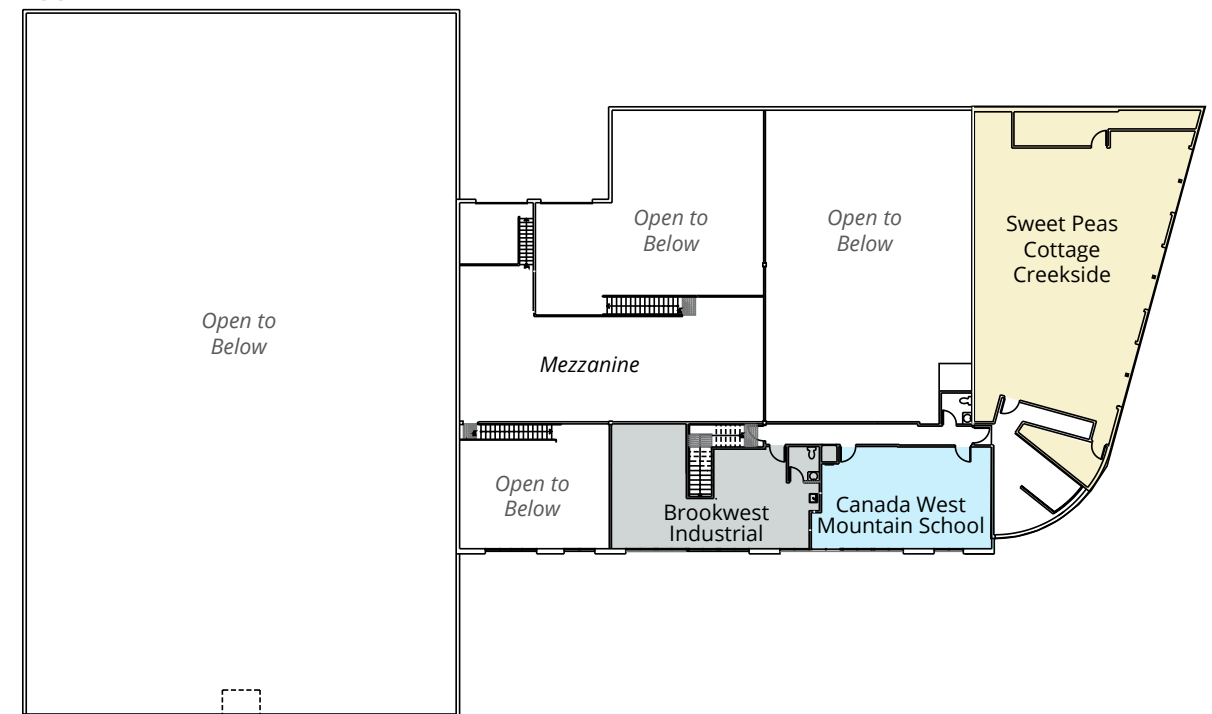


## Floor plans

### Main Floor



### Upper Floor







## Other amenities

- Seylynn Park
- Starbucks
- White Spot
- JJ Bean
- The Gull Liquor Store
- Bridge Brewing Company
- Sons of Vancouver Distillery
- Moja Coffee
- Tour de Feast
- Freshii
- Tim Hortons
- Canada Post
- McDonald's
- Toby's North Shore Gastropub
- Dollarama
- Wildeye Brewing
- Chevron
- Petro Canada
- A&W







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## For more information, please contact

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