



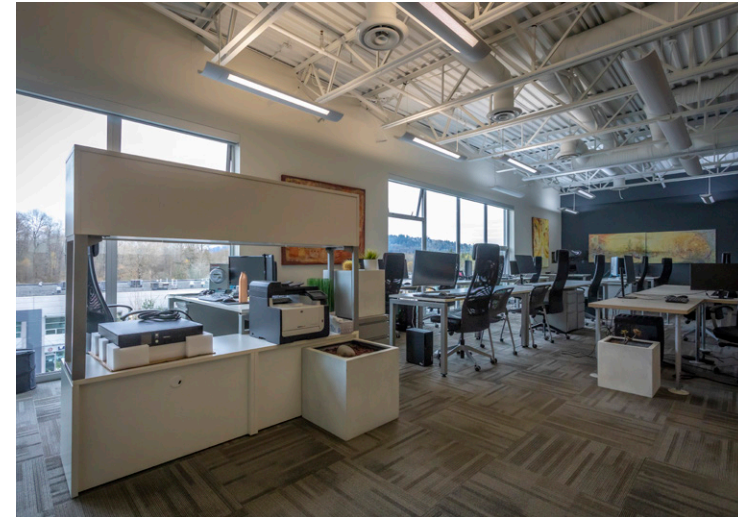
**FOR SALE**

UNITS 401 & 402

**197 FORESTER STREET**

NORTH VANCOUVER, BC

**BEAUTIFUL OPEN LAYOUT OFFICE SPACE FOR SALE**



**Brad Newman-Bennett**

Personal Real Estate Corporation  
Vice President  
Capital Markets - Investment Sales  
604 640 5860  
brad.newman-bennett@cushwake.com

**Brandon Buziol**

Associate  
Capital Markets - Investment Sales  
604 640 5883  
brandon.buziol@cushwake.com



SALIENT DETAILS

Asking Price	\$1,500,000	
Size	1,581 SF	
Monthly Strata Fees	Unit 401	\$232.95
	Unit 402	\$174.72
Annual Property Tax (2020)	Unit 401	\$4,011.39
	Unit 402	\$2,943.89
Zoning	CD-33 Light industrial, professional office and business park uses are permitted	
Available	Immediately	



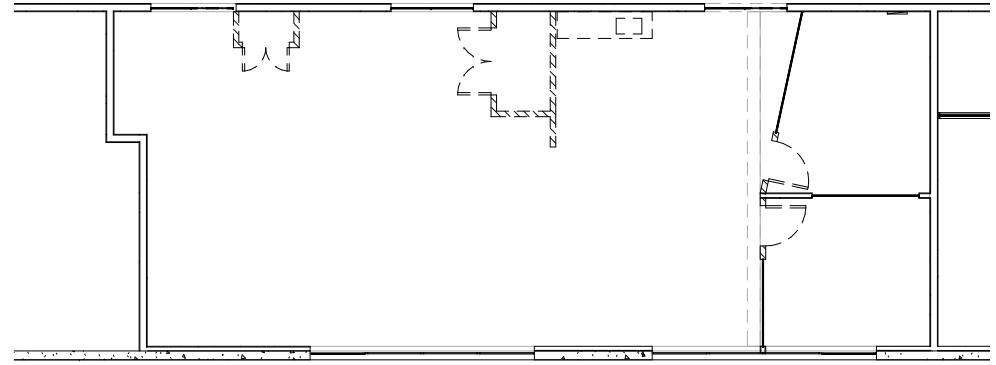


## UNIT FEATURES

- Exposed ceilings and large windows provide abundant natural light with an eastern outlook
- Beautiful open plan office space
- Two private offices
- Kitchen/Lunch Area
- 4 designated parking stalls

## LOCATION

- Nearby amenities include the Northwoods Village Shopping Mall with tenants such as Strong's Market, Starbucks, CIBC, Bosley's Pet Store and Colony just to name a few
- Join other local businesses such as Arc'teryx, Giant Bicycle, Deep Cove Brewery & Darwin Construction that call the Northwoods area home
- Bike trails, Mount Seymour Park, Deep Cove, Northlands Golf Course and tons of other outdoor activities literally at your doorstep







**FOR SALE**

UNITS 401 & 402

**197 FORESTER STREET**

NORTH VANCOUVER, BC



**Brad Newman-Bennett**

Personal Real Estate Corporation  
Vice President  
Capital Markets - Investment Sales  
604 640 5860  
brad.newman-bennett@cushwake.com

**Brandon Buziol**

Associate  
Capital Markets - Investment Sales  
604 640 5883  
brandon.buziol@cushwake.com