

For Sale

159-161 Pemberton Avenue
North Vancouver, BC

Fully leased freestanding light industrial building for sale on Pemberton Avenue.
Ideal for owner user or investor.



Ian Whitchelo*, Principal
604.647.5095
ian.whitchelo@avisonyoung.com
**Ian Whitchelo Personal Real Estate Corporation*

Terry Thies*, Principal
604.646.8398
terry.thies@avisonyoung.com
**Terry Thies Personal Real Estate Corp.*

**AVISON
YOUNG**

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Property summary

BUILDING AREAS (APPROX.)

Main Floor	2,926 sf
Second Floor	2,926 sf
Total	5,852 sf

LEGAL DESCRIPTION

Lot 19, Block 18, District Lot 266, Plan 4680

LOT SIZE

3,960 sf

PID

006-902-511

CURRENT INCOME

Please contact listing agents

ASKING PRICE

\$3,400,00

PROPERTY TAXES (2021)

\$19,843.56

YEAR BUILT

1954

ZONING








EZ-LI
(Employment Zone - Light Industrial Zone)



Location

- Situated in the highly sought-after light industrial commercial neighborhood of Norgate in North Vancouver
- On west side of Pemberton Avenue between West 1st and West 3rd Streets
- Five blocks from the Marine Drive retail corridor and transit artery
- Conveniently located near the Lions Gate Bridge and Trans- Canada Highway
- Future area of transition to higher and better uses

Features

-  Grade loading at rear of building
-  Two (2) parking stalls at rear of building
-  Clean Phase Two Environmental Site Assessment
-  200 AMP single phase power
-  All tenancies have termination provisions in favour of the landlord
-  Main floor is currently a single tenant
-  Second floor has six commercial tenants and one caretaker suite

Nearby amenities



RESTAURANTS & CAFÉS

1. Bean Around the World
2. Starbucks
3. Cactus Club Café
4. Boston Pizza
5. Hearthstone Brewery
6. La Taqueria

RETAIL

7. Save-On-Foods
8. Mark's Work Warehouse
9. Capilano Mall
10. RONA
11. Bed Bath & Beyond
12. Walmart
13. Everything Wine
14. Save-On-Foods

SERVICES

15. Norgate Elementary Community School
16. Pemberton Plaza Post Office
17. TD Canada Trust
18. Shell
19. Bank of Montreal
20. BlueShore Financial
21. North Vancouver Tennis Centre
22. Northshore Auto Mall



Contact us for more information

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MANAGED
COMPANIES**
Platinum member

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.com

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