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.



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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

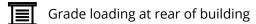
(Employment Zone - Light Industrial Zone)

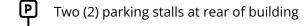


Location

- 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

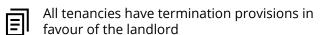
Features



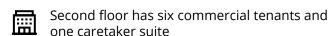




200 AMP single phase power







Nearby amenities



RESTAURANTS & CAFÉS

- 1. Bean Around the World
- 2. Starbucks
- Cactus Club Café
- Boston Pizza
- 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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