

FOR SALE | INDUSTRIAL
1130-1172 WEST 14TH STREET
NORTH VANCOUVER, BC



- ▶ **25,354 SF Multi-Tenant Building**
- ▶ **User/Investor Opportunity**
- ▶ **Corner Property with Expansive Frontage**

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Location

The property is strategically located a few blocks south of Marine Drive near Pemberton Avenue. The building is centrally located near restaurants, shopping, the Spirit Trail, parks, and transit.

Opportunity

A rare opportunity for a user/investor to acquire a renovated and well-maintained multi-tenant facility. This unique offering is uncommon for the North Shore and provides an opportunity for a purchaser to acquire an investment with expansive frontage and revenue upside.

Features

- ▶ Corner property with expansive frontage
- ▶ Ideal multi-tenant layout
- ▶ Wide rear lane access
- ▶ Grade loading (8 doors)
- ▶ Well-maintained and renovated property
- ▶ All ground floor area (no mezzanine)
- ▶ Torch-on roof replaced (2015)
- ▶ Concrete block construction
- ▶ Most units have front office/showroom and rear grade loading

Lot Sizes

1172 West 14th Street	19,800 SF (165' x 120') approx.
1130 West 14th Street	11,880 SF (99' x 120') approx.
Total	31,680 SF (264' x 120') approx.

Total Building Area

25,354 SF

Zoning

EZ-LI (Employment Zone - Light Industrial)

Property Taxes (2022)

1172 West 14th Street	\$81,691.48
1130 West 14th Street	\$55,845.81
Total	\$137,537.29

BC Assessment

1172 West 14th Street	\$9,264,000
1130 West 14th Street	\$6,602,000
Total	\$15,866,000

Rent Roll

Available to qualified groups upon the execution of a Confidentiality Agreement (CA).

Asking Price

\$21,500,000





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