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

Arare 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

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

Total	\$15.866.000
1130 West 14th Street	\$6,602,000
1172 West 14th Street	\$9,264,000

Rent Roll

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

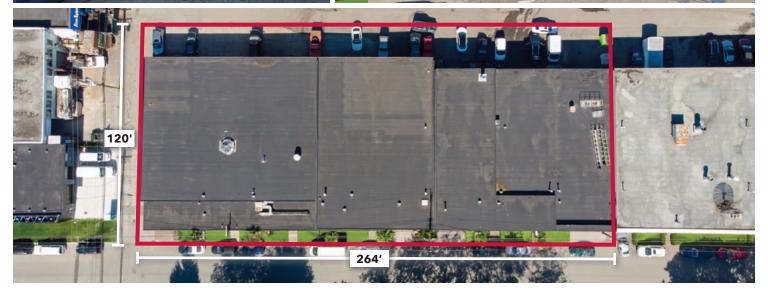
Asking Price

\$21,500,000

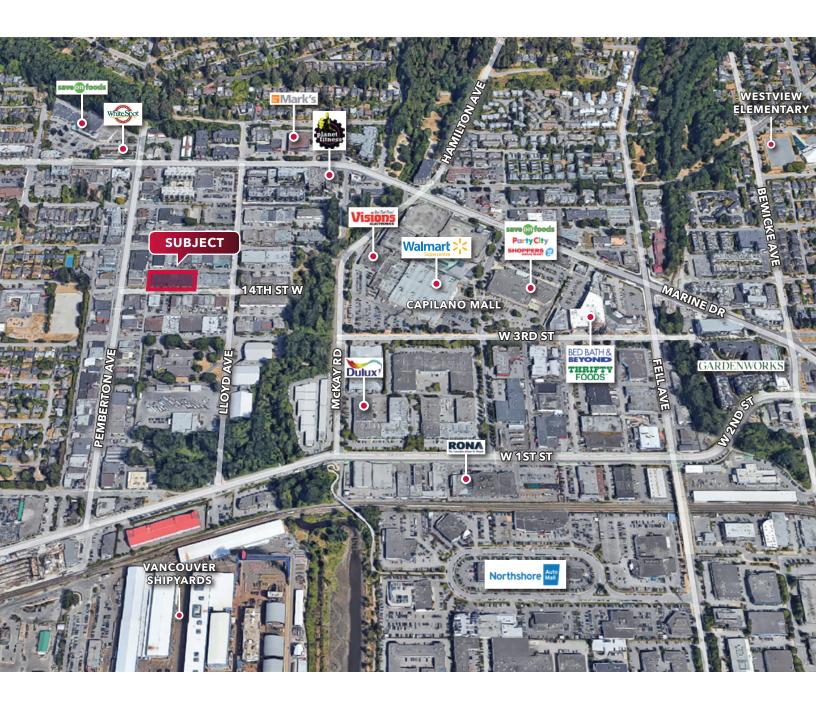












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