

339 West 2nd Street

North Vancouver, BC

Standalone industrial building on a prominent corner lot with development potential in Lower Lonsdale

For Sale: Industrial & Development

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Lennard:

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The Opportunity

Lennard Commercial is pleased to present the unique opportunity for an owner-user or developer to acquire a prominently located corner site in Lower Lonsdale. The Property is currently improved with a 3,982 SF standalone, owner-occupied industrial building with unobstructed views of the ocean and downtown Vancouver. The current M-1 (Service Industrial) zoning permits a wide range of industrial uses, allowing for a variety of industrial users to occupy the building. The City of North Vancouver Official Community Plan (OCP) designates the Property as Residential Level 5, allowing for a maximum density of up to 2.6 FSR and the potential to build a mid-rise apartment building with a total buildable area of 18,621 SF.

 PID
009-066-624

 Legal Description
**LOT A BLOCK 160
DISTRICT LOT 271
PLAN 11440**

 Main Floor
2,921 SF
Lower Level
1,061 SF
Total
3,982 SF

 Lot Size
7,162 SF

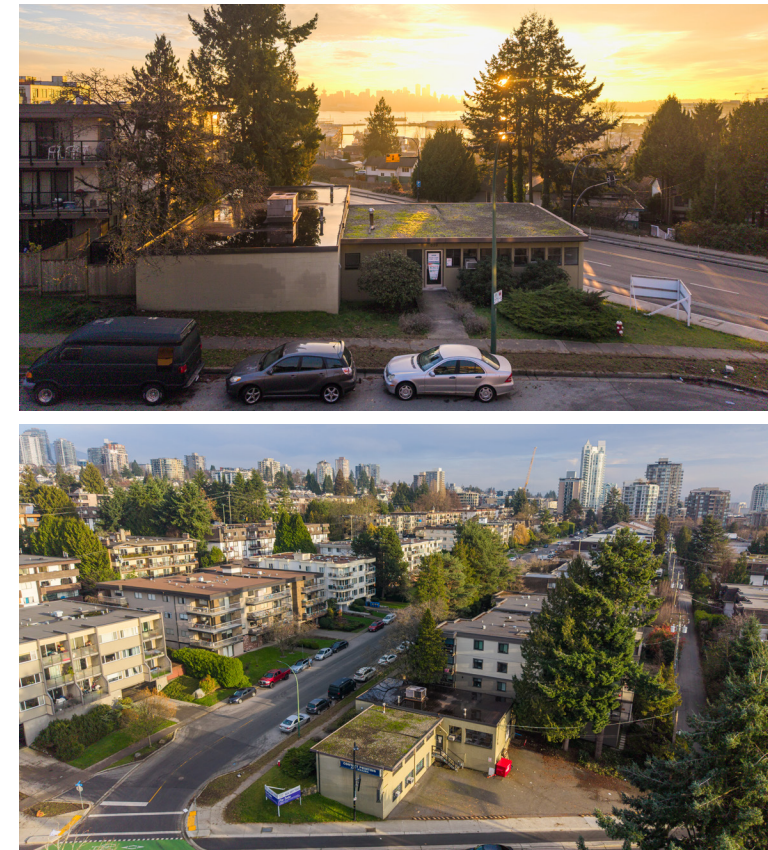
 Year Built
1967

 Zoning
M-1 (Service Industrial)

 OCP Designation
Residential Level 5 (Medium Density)

 Development Potential
Up to 2.6 FSR (18,621 BSF)

 Property Taxes (2024)
\$54,985.91
Assessed Value (2025)
\$4,563,200
Asking Price
\$4,325,000



Property Features

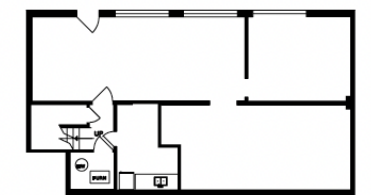
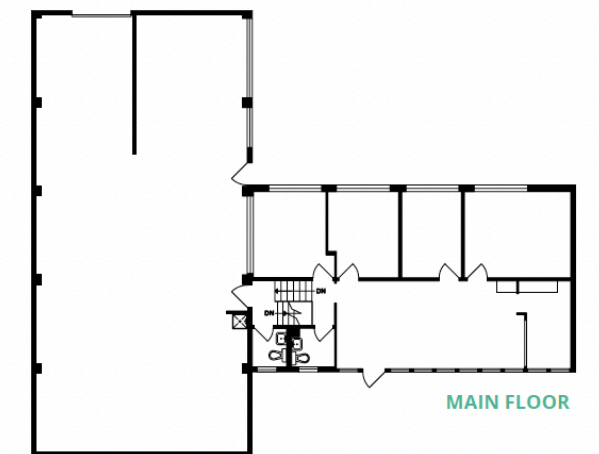
-  Well-located corner lot with frontage along West 2nd Street and Forbes Avenue
-  Open warehouse area
-  Two floors of office and production area
-  Kitchenette
-  Two (2) washrooms
-  Dock loading
-  3-phase power
-  Ample parking and yard space
-  Unobstructed views of the ocean and downtown Vancouver

Location

339 West 2nd Street is centrally located on the highly exposed corner of West 2nd Street and Forbes Avenue in the vibrant and rapidly evolving Lower Lonsdale neighbourhood of North Vancouver. Situated in proximity to downtown Vancouver, this waterfront district offers stunning views of the city skyline and the North Shore Mountains. The property is located within walking distance to the Lonsdale Quay market and the Shipyards District, which offers an array of restaurants, breweries, shopping and more. 339 West 2nd Street also benefits from various transportation options including many bus stops in the area and its walkable proximity to the Lonsdale Quay SeaBus Terminal which connects North Vancouver to downtown Vancouver and Waterfront Station (SkyTrain routes) in just 12 minutes.

Development Potential

The current OCP designates the property as Residential Level 5 (Medium Density), which allows for up to a 2.6 FSR providing for the potential to develop up to 18,621 buildable SF for multifamily housing with a maximum height of six storeys.





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