

**AVISON
YOUNG**

For Sale

**247 1st Street East
North Vancouver, BC**



Extremely Rare Freestanding
Industrial Building in the Lower
Lonsdale Industrial Brewery District

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**Struan Saddler Personal Real Estate Corporation*

Extremely Rare Freestanding Industrial Building in the Lower Lonsdale Industrial Brewery District

247 1st Street East
North Vancouver, BC

Property details

ADDRESS

247 1st Street East, North Vancouver, BC V7L 1B4

LEGAL DESCRIPTION

LOT 21 BLOCK 167 DISTRICT LOT 274 PLAN 878

PID(S)

015-087-450, 015-087-468

YEAR BUILT

1970

BUILDING SIZE

8,300 sf (over two floors)

SITE SIZE

120 x 50 = 6,000 sf

ZONING

M-4 - Industrial-Commercial

OFFICIAL COMMUNITY PLAN (OCP)

Mixed Employment

PROPERTY TAXES (2024)

\$46,674.02

NET OPERATING INCOME

Please contact listing agents

PRICE

Please contact listing agents

Opportunity

The property at 247 1st Street East is situated in the heart of North Vancouver's sought-after Lower Lonsdale area. Just steps away from St. Andrews Avenue, it benefits from the vibrant atmosphere of this burgeoning neighbourhood. Lower Lonsdale is undergoing a rapid transformation with new businesses and developments, solidifying its status as the premier destination on the North Shore. Located only two blocks east of Lonsdale Avenue and a short stroll from the Shipyards District, the property is ideally positioned to capitalize on the area's growth and appeal to both owner-users and developers alike.

Highlights



Gated & secured rear yard area



One (1) dock and One (1) grade door



Two (2) separate street-front entrances



Includes a shed in the rear yard area



Proximity to public transit, major roads, and the Shipyards District enhances accessibility and appeal



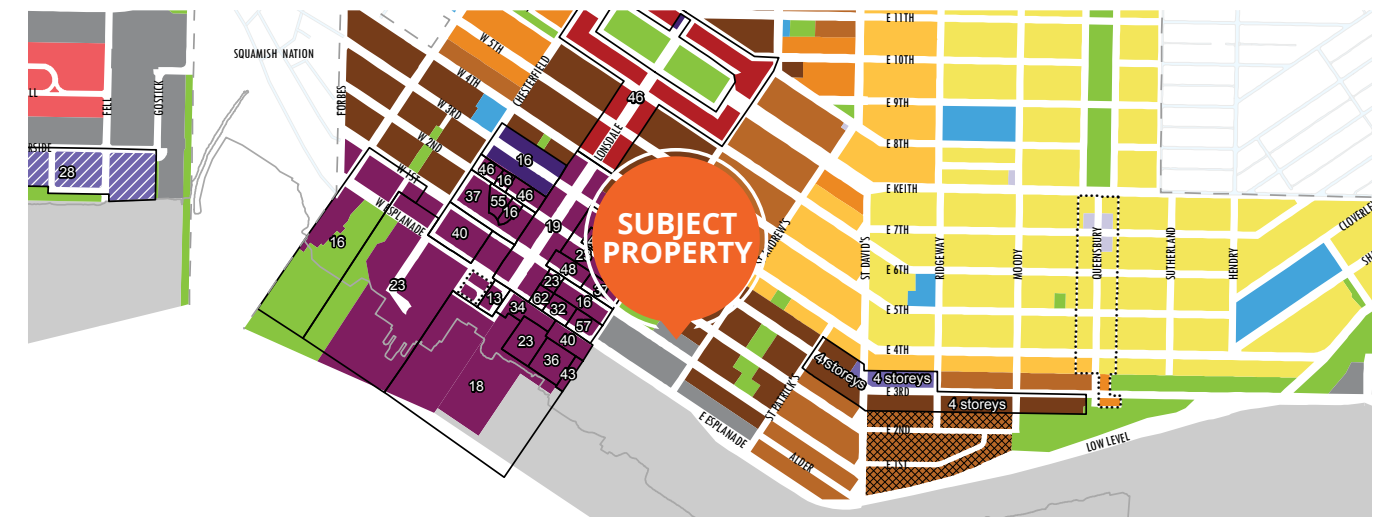
Land use code: Mixed Employment

Purpose

To allow for light industrial and automotive uses characterized by research and development activities, business parks, storage, assembly of semi-finished products from previously prepared materials, automotive uses, automobile sales or other light industrial and service commercial uses with limited smoke, noise, soot, dirt, vibration or odor. A limited amount of complementary commercial use could be supported—commercial uses with high trip-generating uses should be directed to mixed-use and commercial areas.

Development potential

In this area, development isn't restricted by a set FSR but adheres to height and setback regulations. Structures can rise to a maximum of 4.572 meters (15 feet), measured from the grade on the north side of adjacent streets or lanes. Additionally, structures must maintain a minimum distance of 3.048 meters (10 feet) from any lane.





Nearby amenities

- | | | |
|-------------------------------------|----------------------------|---------------------------------------|
| 1. Finch & Barley | 8. Burgoo Bistro Lonsdale | 15. Starbucks |
| 2. North Point Brewing Co | 9. Caffè Artigiano | 16. BMO Bank of Montreal |
| 3. Beere Brewing Company | 10. JOEY Shipyards | 17. Browns Socialhouse Lower Lonsdale |
| 4. House of Pandemonium | 11. Tap & Barrel Shipyards | 18. La Cervceria Astillero |
| 5. Derek Inman Public Tennis Courts | 12. The Polygon Gallery | 19. Garden of Granite Winery |
| 6. The Gull Bar and Kitchen | 13. Lonsdale Quay Market | 20. King Taps Lonsdale Quay |
| 7. Streetcar Brewing | 14. Tim Hortons | |

Contact for more information

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