

For Lease

247 1st Street East, North Vancouver, BC

Second floor industrial space in Lower Lonsdale's
Brewery District



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**AVISON
YOUNG**

Opportunity

Available for lease is 3,200 SF of functional second-floor industrial space at 247 East 1st Street in North Vancouver. Well suited for North Shore-based operators seeking centrally located, industrial space with convenient access to Highway 1, the Ironworkers Memorial Bridge, and the growing Lower Lonsdale commercial district.

Property details

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






UNIT SIZE
3,200 sf

ZONING
M-4 - Industrial-Commercial

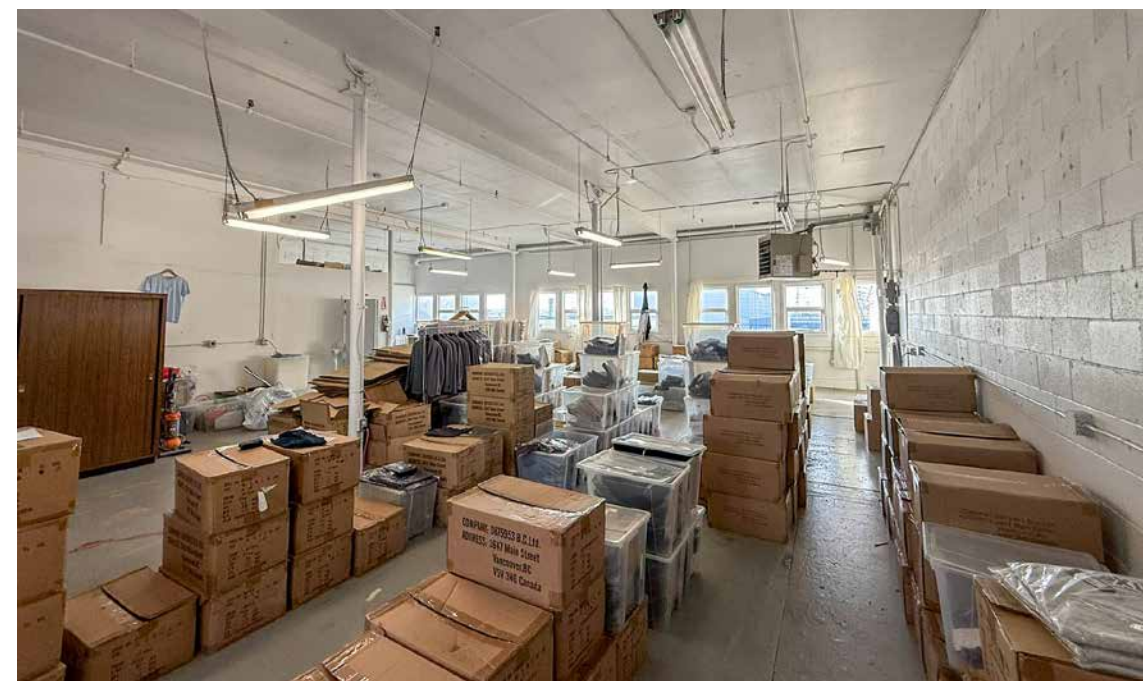
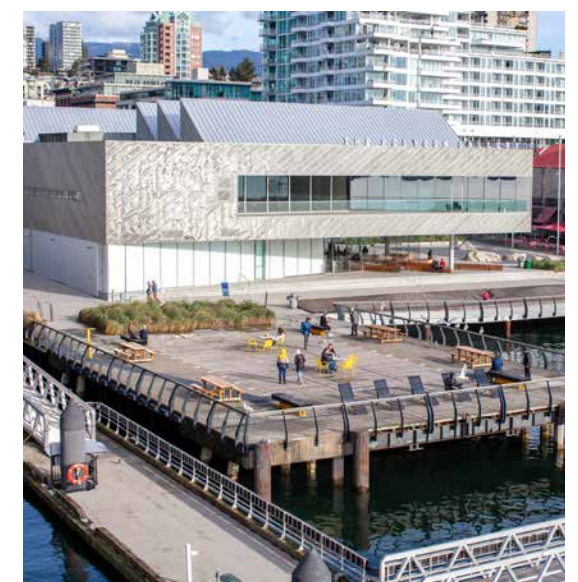
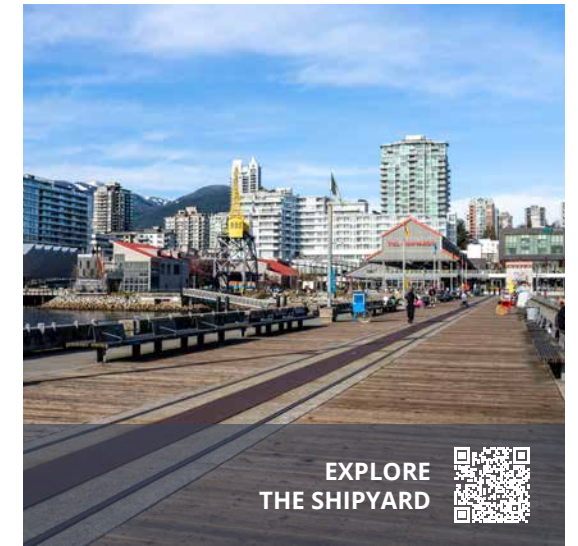
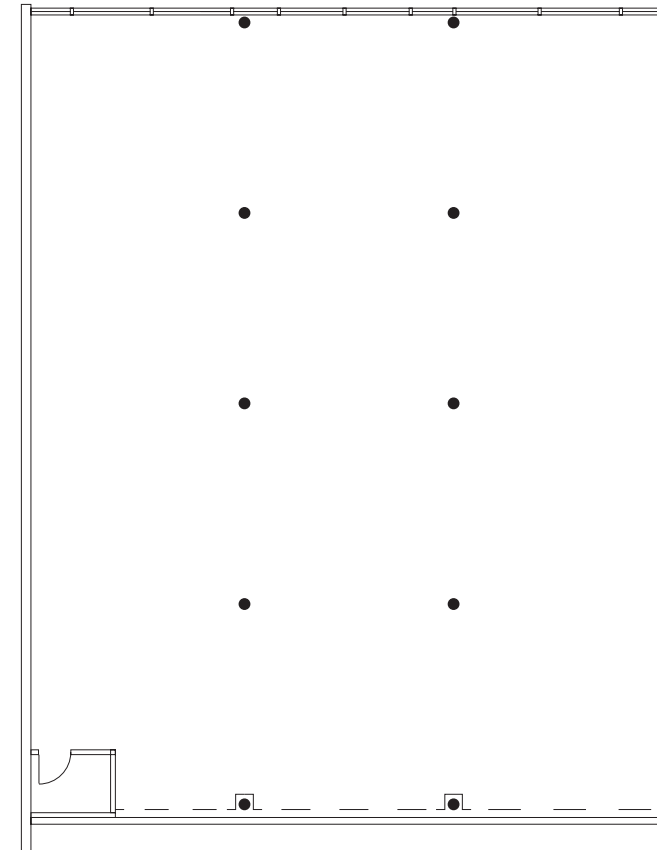
AVAILABILITY
Immediately

CEILING HEIGHTS
11'-12' Approximately

Highlights

-  Open-concept industrial layout
-  Abundant natural light from perimeter windows
-  Improvements include private washroom, kitchenette/staff area, & enclosed office space
-  Rear lane grade loading doors
-  Proximity to public transit, major roads, and the Shipyards District enhances accessibility and appeal

Floor plan





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 Cerveceria 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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