

FOR SALE | High Exposure Corner Strata Unit

Unit #104

# 2455 Dollarton Highway

North Vancouver, BC

Rare Owner-User Building With Mortgage Helper Income



## Contact

### Shaun Bucke

Senior Associate  
Integrated Industrial & Logistics  
604 662 5121  
shaun.bucke@cbre.com

### Daniel McGauley

Personal Real Estate Corporation

Senior Vice President  
Integrated Industrial & Logistics  
604 662 5186  
daniel.mcgauley@cbre.com

**CBRE**



DOWNTOWN VANCOUVER

IRONWORKERS BRIDGE

HIGHWAY #1

DOLLARTON BUSINESS PARK

DOLLARTON HIGHWAY

TO DEEP COVE

Situated in Dollarton Business Park, one of the North Shore's premier business hub.

Own your space, grow your business, and reduce your occupancy cost with built-in income.

Unit 104 at 2455 Dollarton Highway presents a rare opportunity to acquire a fully improved, two-storey strata unit in the highly regarded Dollarton Business Park. Characterized by exceptionally low vacancy, strong owner-occupier demand, and a constrained supply of quality industrial-commercial product, this established node offers long-term value and stability. The efficient layout and turnkey improvements provide immediate functionality for a wide range of users, making it an ideal choice for both investors seeking dependable returns and owner-occupiers looking to secure a foothold in a tightly held market.

Offered for sale by CBRE Limited, this is a compelling chance to invest in a premier North Shore location with enduring appeal.

# FOR SALE | High Exposure Corner Strata Unit

#104-2455 Dollarton Hwy  
North Vancouver, BC

Nicely improved strata unit demised into three self-contained, leasable units. Potential to create a fourth Self-contained unit.

### Unit 104

1,600.85 SF

Lease Expiry - October 31, 2026

### Unit 204

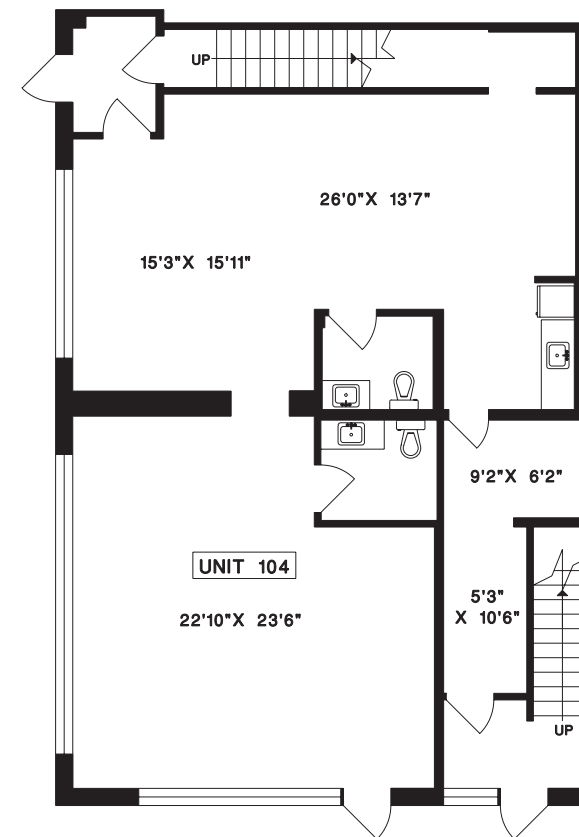
941.88 SF

Lease Expiry - October 31, 2026

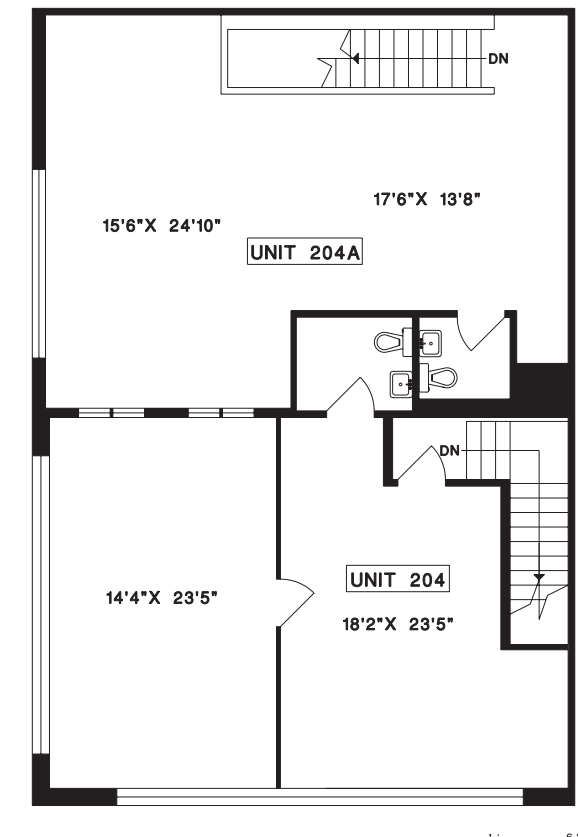
### Unit 204A

932.47 SF

Lease Expiry - October 31, 2028



MAIN FLOOR



UPPER FLOOR

1" = 6'  
SCALE

### Zoning

CD-33

Comprehensive Development Zone

### Year Built

2006

### Parking

6 stalls

### Strata Fee

\$540.56

### Property Tax

\$21,056.53 (2025)



Asking Price - Contact Listing Agents

# FOR SALE | High Exposure Corner Strata Unit

#104-2455 Dollarton Hwy  
North Vancouver, BC



Secure a rare commercial building in a high-demand, supply-constrained corridor.

## Building Features

- Fully HVAC units
- Sprinklered
- High End Office Improvements
- Natural Light
- Exposed Ceiling
- High Exposure
- Ample Glazing
- Corner Unit



# FOR SALE | High Exposure Corner Strata Unit

#104-2455 Dollarton Hwy  
North Vancouver, BC

The Subject Property is located along the south side of Dollarton Highway in North Vancouver's Maplewood neighbourhood. The area benefits from close proximity to Northwoods Village, offering a range of retail services and daily amenities, and provides efficient access to the Second Narrows Bridge and the Trans-Canada Highway, ensuring strong connectivity to Vancouver, Burnaby, and the broader North Shore.

## Excellent accessibility for staff and clients



## Contact

**Shaun Bucke**

Senior Associate  
Integrated Industrial & Logistics  
604 662 5121  
shaun.bucke@cbre.com

**Daniel McGauley**

Personal Real Estate Corporation  
Senior Vice President  
Integrated Industrial & Logistics  
604 662 5186  
daniel.mcgauley@cbre.com

**CBRE**

[cbre.ca/properties](https://cbre.ca/properties)

CBRE Limited | 1021 West Hastings Street | #2500 | Vancouver, BC V6E 0C3 | [www.cbre.ca](http://www.cbre.ca)

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.