



# For Sale

**1524 & 1528 Pemberton Avenue**  
North Vancouver

7,920 sq.ft. of Commercial Land

**BABYCH** GROUP  
COMMERCIAL

1524 & 1528 Pemberton Avenue  
North Vancouver

Commercial Land | For Sale

# Opportunity

Prime North Vancouver commercial property featuring a 1,200 sq.ft. building on a 7,920 sq.ft. C-9 zoned lot with 1.75 FSR (13,860 sq.ft. buildable). Ideally located with excellent exposure and quick access to Marine Drive and the Lions Gate Bridge, this fully leased property offers strong investment, owner-user, and redevelopment potential.



## Property Details

### Lot Sizes:

1524: 3,960 sq.ft.  
1528: 3,960 sq.ft.

### Total Lot Size:

7,920 sq.ft.

### Zoning:

C9 (Residential Use and various Commercial Uses)

### Property Taxes:

1524: \$19,862.30 (2025)  
1528: \$19,862.30 (2025)

### Year Built:

1961

### Listing Price:

\$2,750,000.00

## Lot Features

- Small freestanding building
- Commercial Zoned
- Residential Development
- High exposure along Pemberton
- Fenced Lot



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## Nearby Amenities

- Rona
- North Shore Auto Mall
- Capilano Mall
- Walmart
- Pemberton Plaza
- Harbourside Business Park
- Bank of Montreal
- TD Canada Trust
- CIBC
- RBC
- Vancity



## Location



## Contact Agents

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