

For Sale

400 Brooksbank Avenue,
North Vancouver, BC

Rare opportunity to acquire a fully leased commercial
property on Brooksbank Avenue



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Opportunity

Avison Young is pleased to present the opportunity to purchase 400 Brooksbank Avenue, North Vancouver, BC (the “Property”). This fully leased mixed-use building is approximately 25,588 sf and is situated on a 36,544 sf lot. This opportunity offers a stable cash-flowing asset with income growth and future redevelopment potential.

Investment highlights

-  Fully leased mixed-use commercial building
-  Mix of industrial, office, retail, and child care tenancies
-  Strong market fundamentals with low industrial, office and retail vacancy rates
-  Excellent exposure to Brooksbank Avenue
-  Rooftop outdoor play area for the child care facility
-  Steady growth in rental rates
-  Long-term stable cash-flowing asset with future redevelopment potential

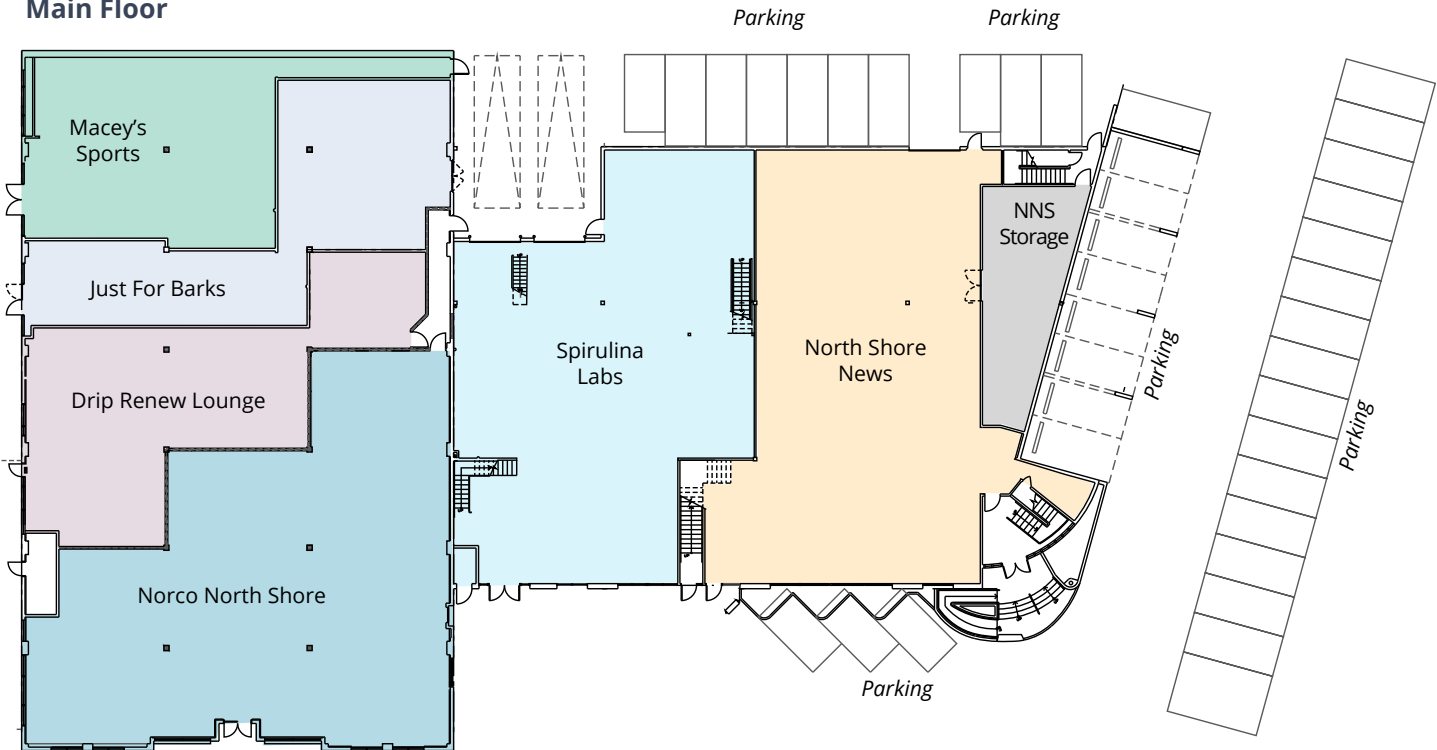


Property details

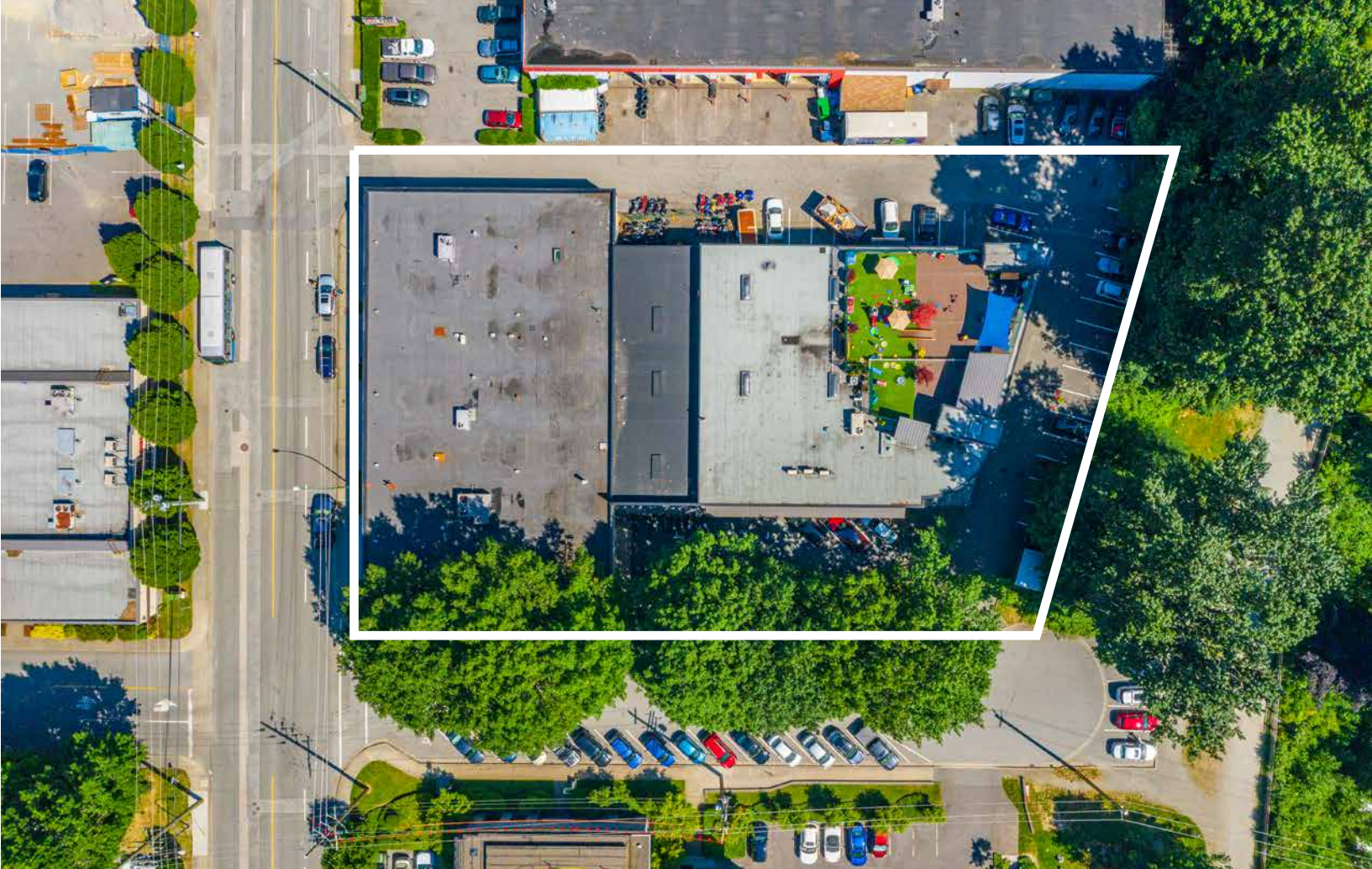
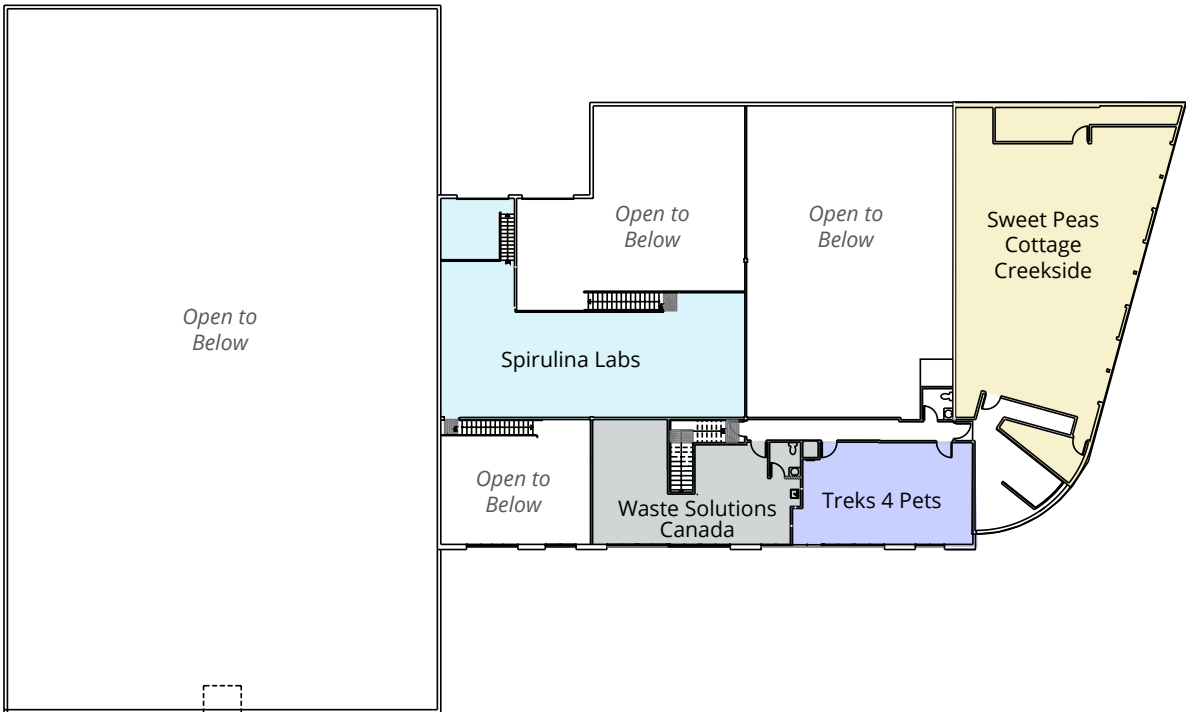
CIVIC ADDRESS	400 Brooksbank Avenue, North Vancouver, BC
LEGAL DESCRIPTION	Lot E Block 22 District Lot 272 Plan 14138
PID	007-949-219
BUILDING AREA	25,588 sf
ZONING	CD-205 is based on the M-3 industrial zoning bylaw which permits industrial uses; however this specific zoning also allows for up to 10,000 sf of non-industrial uses including office and retail uses.
SITE AREA	36,544 sf (0.84 acres)
YEAR BUILT	1964 / 1985
PARKING	39 surface parking stalls
OCCUPANCY	100% leased
PROPERTY TAXES	\$141,912.52 (2026)
OFFICIAL COMMUNITY PLAN (OCP)	ME – Mixed Employment
NET OPERATING INCOME	Available upon request
ASKING PRICE	Contact listing agents

Floor plans

Main Floor



Upper Floor





Location

400 Brooksbank Avenue is located in the City of North Vancouver on the east side of Brooksbank Avenue at East 4th Street, directly across the street from Park & Tilford Shops and Gardens. The Property backs onto Bridgman Park along Lynn Creek, a popular local green area with walking trails. Situated within North Vancouver's established commercial and light industrial node, this location offers direct access to the region's primary transportation network. The Property benefits from immediate connectivity to Highway 1 via the Mountain Highway interchange, as well as convenient access to the Ironworkers Memorial Bridge, providing efficient links to Vancouver and the broader Lower Mainland.

Businesses in the immediate area of the Property include North Shore Studios, Mountain Equipment Co-Op, Save-on-Foods, Rona, Kal Tire, and a variety of other neighborhood retailers at Park & Tilford Shopping Centre, and the North Shore Winter Club to name a few. The Property is situated between Brooksbank Avenue and Bridgman Park, where the multi-use trail runs along the west side Lynn Creek. This is truly a unique location, nestled between bustling retail services Brooksbank Avenue and the natural amenities offered by the park and creek.

Directly across Lynn Creek to the east is the District of North Vancouver's Lynn Creek Town Centre which is an area of significant redevelopment on the North Shore. This area is being revitalized as a transit-oriented, mixed use community with employment, retail, housing, and green space amenities.

Area amenities

- Seylynn Park
- Starbucks
- White Spot
- JJ Bean
- The Gull Liquor Store
- Bridge Brewing Company
- Sons of Vancouver Distillery
- Moja Coffee
- Tour de Feast
- Freshii
- Tim Hortons
- Canada Post
- McDonald's
- Liberty Kitchen
- Dollarama
- Wildeye Brewing
- Chevron
- Petro Canada
- A&W





Contact for more information

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