

FOR SALE



maplewoodlanding

#106, 112 & 212 - 2411 Dollarton Highway, North Vancouver



Premium Office and Warehouse Strata Unit for Sale

Developed by



For further information, please contact sales representatives

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Marketed by



Our Knowledge is your Property

**STRATA UNIT
FOR SALE**



#106, 112 & 212 - 2411 Dollarton Highway
North Vancouver

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- Corner unit with views of bridge to the east and south to inlet.
- First class commercial and light industrial development with each unit strata titled unit.
- A unique ownership and investment opportunity with current income and future capital appreciation.
- Two-storey tilt-up construction with showroom and high ceiling warehouse on the main floor plus 2nd floor space which can be used as office.
- Five parking stalls, one front loading at grade, and good circulation on the site.
- Generous landscaping for an attractive West Coast feel
- Fully secure strata managed site.
- 3 washrooms, 1 overhead roll up, one pair of overheight loading swing doors.

LOCATION

Situated just south the New Dollarton Highway, adjacent to the Maplewood Conservation area at Forester. Close proximity to Second Narrows Bridge and Highway 1 for quick access to Burnaby, Vancouver and other points on the North Shore. The New Dollarton Highway is a major traffic connector route for points east of the Second Narrows

NEIGHBOURHOOD

The Maplewood area of North Vancouver is the largest industrial area on the North Shore. Other major developments in the vicinity include the North Shore Power Centre anchored by Canadian Tire, Park & Tilford Shopping Centre, anchored by Save-on-Foods and, the new NorthWoods Business Park and Kingswood Landing. The North Shore is one of Vancouver's most vibrant and affluent communities providing a youthful, talented and well-educated work force.

AVAILABLE SIZE

Unit # 106.....900 sq. ft.
 Unit # 112.....651 sq. ft.
 Unit # 212.....813 sq. ft.
Total.....2,364 sq. ft.

ZONING

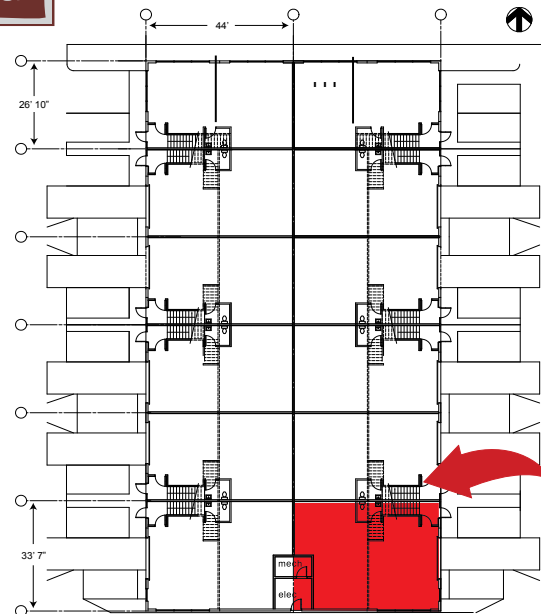
CD 50 (light industrial and office uses)

SALE PRICE

\$731,000.00

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Map courtesy of "StreetWise" Map Book

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