

FOR SALE

MAPLE LANDING OFFICE/WAREHOUSE

UNIT 106, 106A & 212-2411 DOLLARTON HWY

NORTH VANCOUVER, BRITISH COLUMBIA



OPPORTUNITY

The Maplewood region of North Vancouver is the largest new industrial area on the North Shore. Other major developments in the vicinity include Northwoods Business Park with its recent service commercial phase the North Shore Power Centre anchored by Canadian Tire and Park & Tilford Shopping Centre, anchored by Save on Foods. The North Shore is one of Vancouver's most vibrant and affluent communities providing a youthful, talented and well-educated work force. Units 106 & 112 is tenanted until May 2020.

HQ

Commercial

SCOTT SMITH

604 788 4600

scott.smith@hqcommercial.ca

320-1385 W 8th Ave
Vancouver BC V6H 3V9

o 604 899 1122
f 604 608 4819
hqcommercial.ca

LOCATION

The subject property is located in the Maplewood Landing Development situated just south the New Dollarton Highway & adjacent to the Maplewood Conservation area at Forester. It benefits from 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.

ZONING

CD 50

STRATA FEES

\$764.39 per month

TAXES (2017)

\$9519.02

TENANCY

The net income for 2017 is \$21,696

UNITS

212	841 SF	SL 15
106A	705 SF	SL 8
106	651 SF	SL 7
Total	2,197 SF	

PRICE

\$1,150,000



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