

FOR LEASE/SALE

MAPLE LANDING OFFICE/WAREHOUSE

UNIT 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.

HQ

Commercial

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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.

UNIT

212 841 SF SL 15

BASIC RENT

\$24.00 Fully Net

ZONING

CD 50

ADDITIONAL RENT

\$9.52 PSF (2017)

TAXES (2017)

\$3,677.80

STRATA FEES

\$290.47 per month

PRICE

\$588,000


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