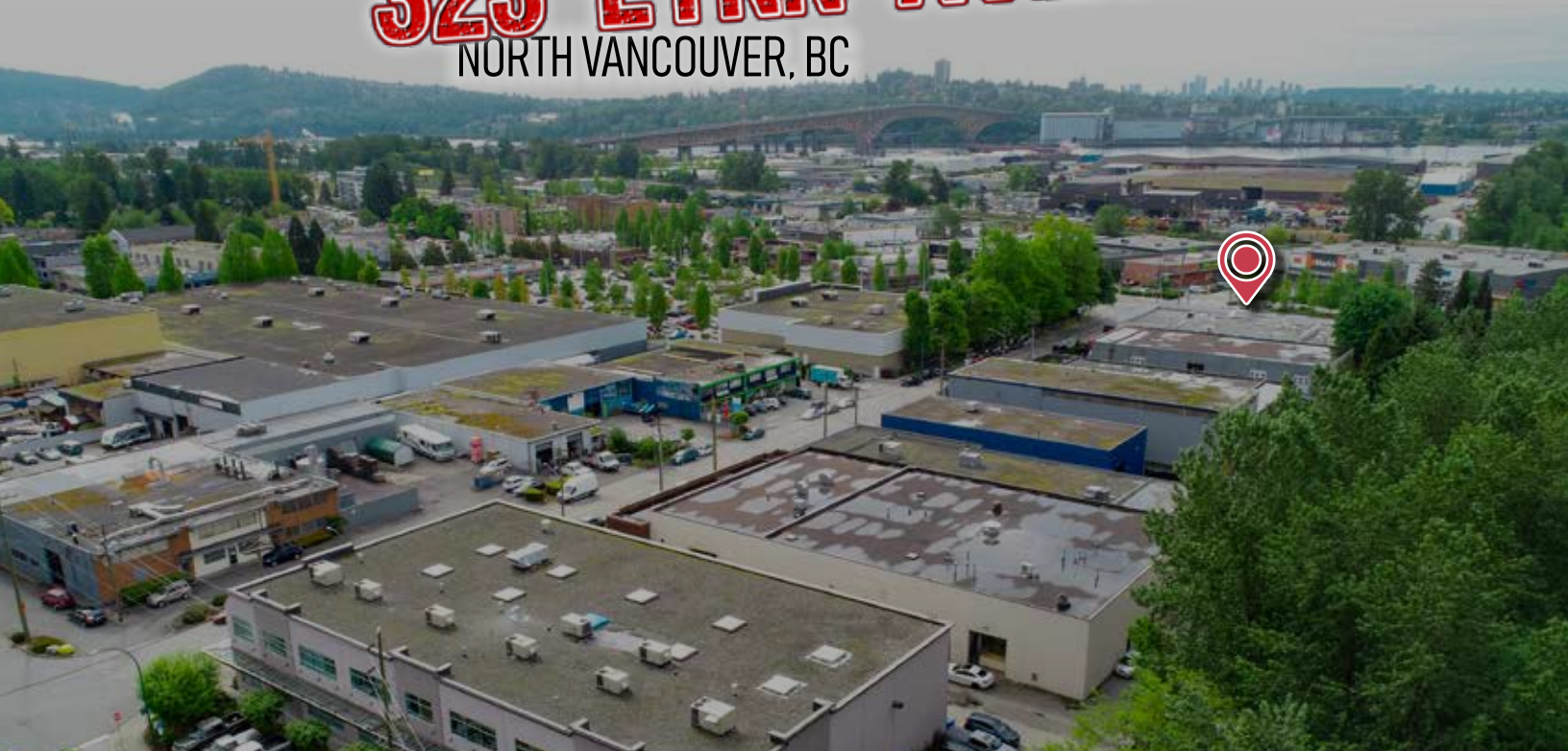


FREESTANDING LIGHT INDUSTRIAL/OFFICE BUILDING

ON 23,800 SF LOT WITH STRONG REDEVELOPMENT POTENTIAL



FOR SALE
**301
323 LYNN AVENUE**
NORTH VANCOUVER, BC



CONTACT

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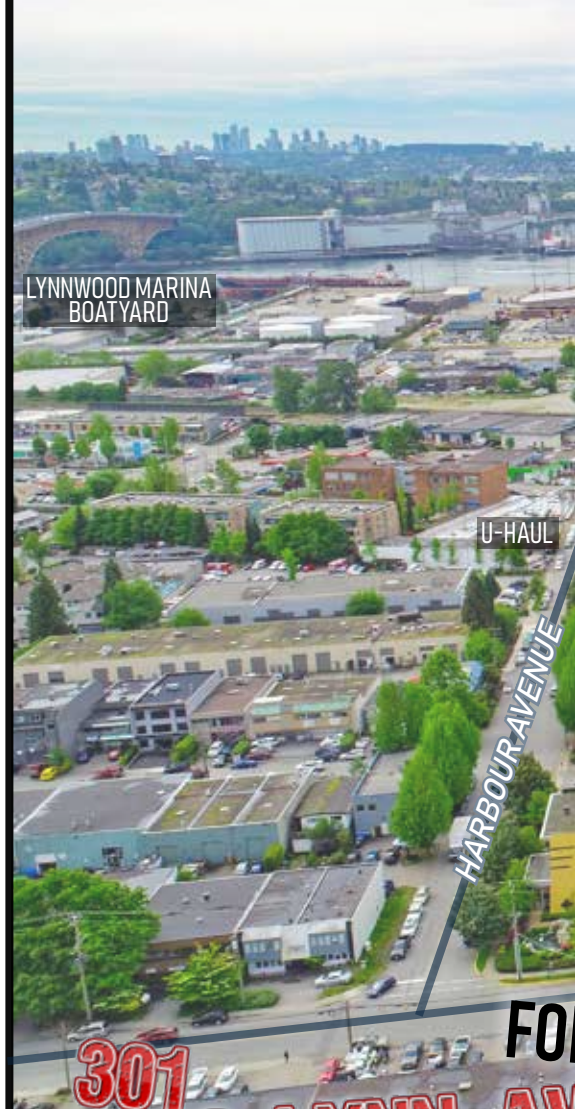
CBRE

PROPERTY INFORMATION

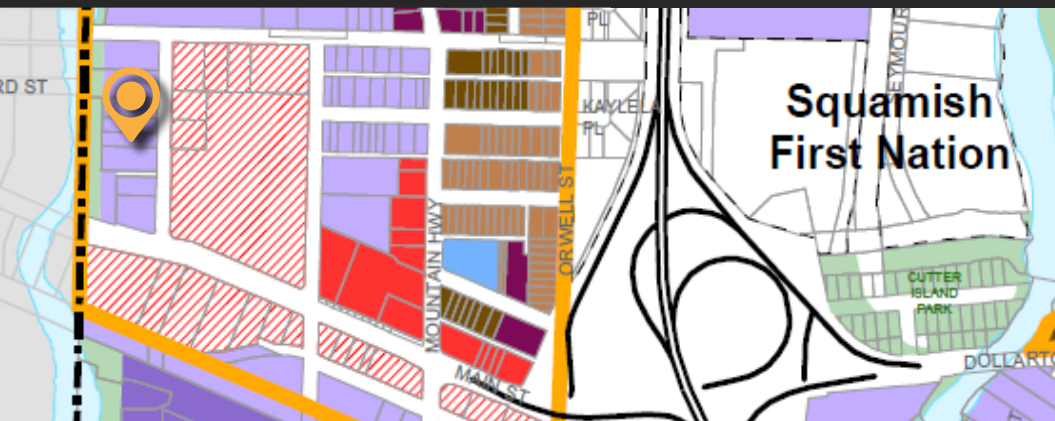
CIVIC ADDRESS	301 - 323 Lynn Avenue, North Vancouver, BC
LEGAL DESCRIPTION	LOT 10, BLOCK 1, PLAN VAP12889, DISTRICT LOT 204, GROUP 1, NEW WESTMINSTER LAND DISTRICT
PID	008-774-668
ZONING	I3 Light Industrial Zone
RENTABLE AREA	13,150 Sq. Ft.
LOT SIZE	23,800 Sq. Ft.
LOADING DOORS	4
NOI	\$195,000
GROSS TAXES (2019)	\$49,369.87

All information to be verified by the Purchaser.

ASKING PRICE - \$5,488,000



301 323 LYNN AV
NORTH VANCOUVER, BC






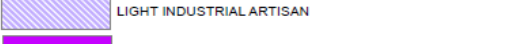

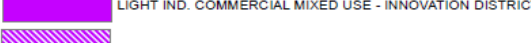

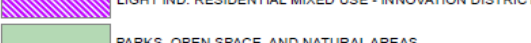



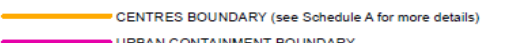


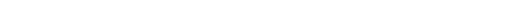


THE OPPORTUNITY

CBRE Limited is pleased to offer a freestanding, light industrial/office building located in North Vancouver, British Columbia. The building has a high potential. The North Vancouver's industrial market is constrained, with vacancy rates starting to rise.

LAND USE DESIGNATION

The site is located in the District of North Vancouver's Lower Lynn area. Designated zoning for the property is currently I3: Light Industrial Zone.

 RESIDENTIAL LEVEL 4: TRANSITION MULTIFAMILY	 INDUSTRIAL
 RESIDENTIAL LEVEL 5: LOW DENSITY APARTMENT	 LIGHT INDUSTRIAL COMMERCIAL
 RESIDENTIAL LEVEL 6: MEDIUM DENSITY APARTMENT	 LIGHT INDUSTRIAL ARTISAN
 COMMERCIAL	 LIGHT IND. COMMERCIAL MIXED USE - INNOVATION DISTRICT
 COMMERCIAL RESIDENTIAL MIXED USE LEVEL 1	 LIGHT IND. RESIDENTIAL MIXED USE - INNOVATION DISTRICT
 COMMERCIAL RESIDENTIAL MIXED USE LEVEL 2	 PARKS, OPEN SPACE, AND NATURAL AREAS
 COMMERCIAL RESIDENTIAL MIXED USE LEVEL 3	 PROPOSED ROADS IN CENTRES (approximate location)
 INSTITUTIONAL	 CENTRES BOUNDARY (see Schedule A for more details)
	 URBAN CONTAINMENT BOUNDARY





FOR SALE
LYNN AVENUE



numerous
nearby amenities



low sub-market
vacancy



redevelopment
potential



100%
leased



desirable & densifying
location



owner-occupier
potential

for sale 301 - 323 Lynn Avenue in
. This is an opportunity to invest in
office property with redevelopment
potential. Industrial and office markets are highly
performing, with vacancy rates standing at 0.6% and 3.2% respectively.

THE LOCATION

Located in the heart of the District of North Vancouver's Lower Lynn area, in close proximity to restaurants, retailers, national banks and the Lynnwood Marina and Boatyard. The Site is located at the corner of Harbour Avenue and Crown Street.

ZONING PERMITTED USES

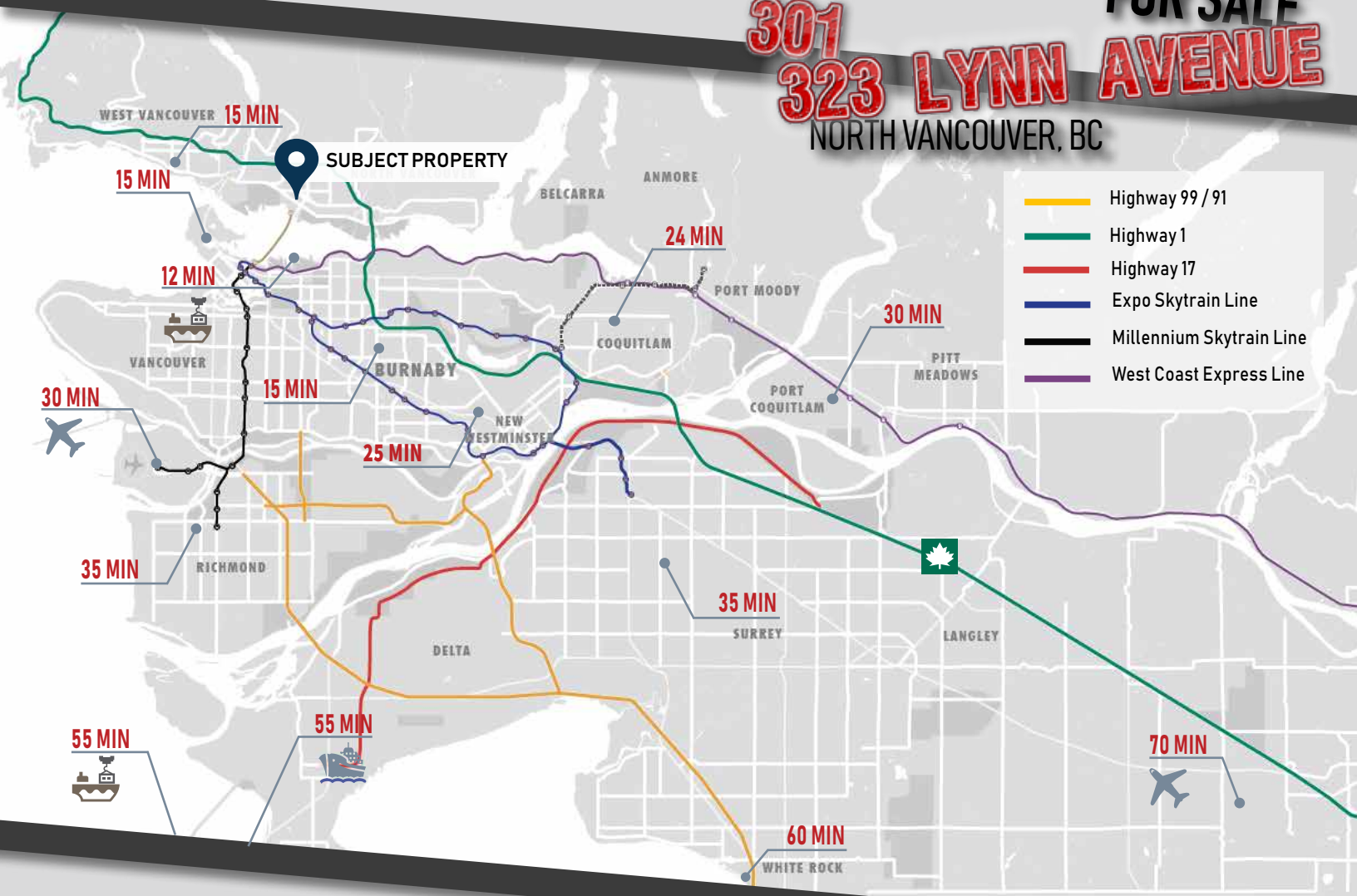
Areas designated for light industrial commercial are intended predominantly for a mix of industrial, warehouse, office, service, utility and business park type uses. Supportive uses including limited retail and limited residential may be permitted.



FOR SALE

301 323 LYNN AVENUE

NORTH VANCOUVER, BC



DEMOGRAPHICS (1-2 KM)

North Vancouver benefits from a strong overall demographics.



AVG. HOUSEHOLD INCOME
\$131,031.00



TOTAL POPULATION
13,789 (APPROX.)



PROJECTED POPULATION (2024)
15,524 (APPROX.)

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FOR TENANCY DETAILS A CONFIDENTIALITY AGREEMENT MUST BE SIGNED AND SUBMITTED TO THE LISTING AGENTS.

CBRE Limited | 1021 West Hastings Street | Suite 2500 | Vancouver, BC, V6E 0C3 | www.cbre.ca



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