

FOR SALE

**#213 – 1305 Welch Street
North Vancouver, BC**

REDUCED PRICE

Fully improved production kitchen with retail storefront and patio space in North Vancouver's Norgate industrial area



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Opportunity

Available for immediate possession, this 2,941 sf strata unit offers a premium opportunity for any food related business. Currently built out as a fully equipped commercial kitchen with high ceilings, Unit #213 is move-in ready, and can support operations such as a meal preparation facility, catering business, production kitchen, and other food services. The front of the unit faces Welch Street, which offers excellent retail exposure and outdoor patio space for customer seating.

Property details

SALE PRICE	
\$2,675,000 \$2,599,000	
UNIT SIZE	
Ground floor	2,467 sf
Mezzanine	474 sf
Total	2,941 sf
PROPERTY TAX (2024)	
\$18,746.82	
STRATA FEES (MONTHLY)	
\$799.10 per month	
ZONING	
EZ-LI (Employment Zone – Light Industrial)	
PID	
018-267-386	
YEAR BUILT	
1975	
AVAILABILITY	
Immediate	





Location

Strategically positioned in North Vancouver’s Norgate industrial area, 1305 Welch Street offers easy access to various transportation routes, including Marine Drive, and the Lions Gate Bridge, as well as proximity to Highway 1 connecting Burnaby and the rest of the Lower Mainland. 1305 Welch Street is adjacent to the Norgate residential neighborhood and is home to many industrial businesses, local amenities, shops, and services.

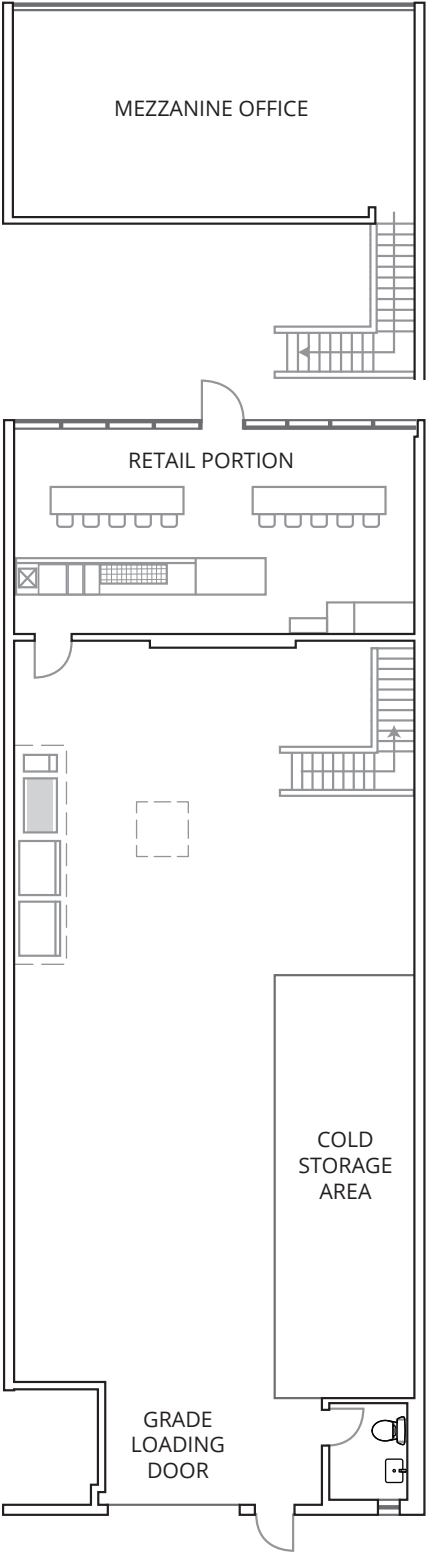
Property highlights

-  High ceiling warehouse with production kitchen infrastructure in place
-  Full-size walk-in freezer and refrigerator
-  200 amp, 3-phase power supply
-  Retail storefront
-  Air-conditioned
-  Mezzanine office space
-  Outdoor patio area
-  Four reserved parking spaces
-  Rear grade level loading

Area highlights

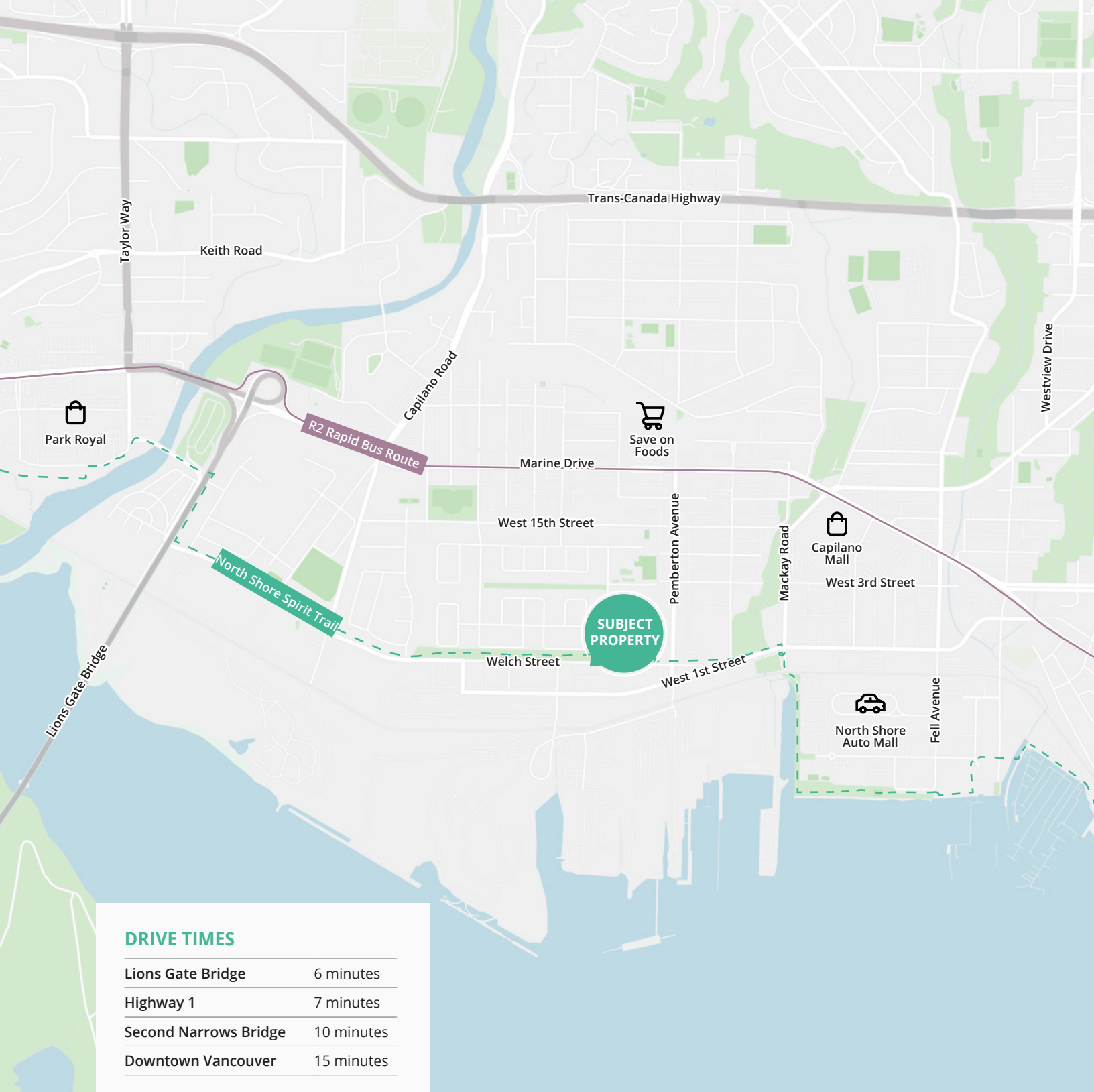
-  Proximity to Marine Drive, Lions Gate Bridge, and Highway 1
-  Centrally located in one of North Vancouver’s premium industrial hubs
-  Abundant street parking in the immediate area
-  Well serviced by public transit along Marine Drive

Floorplan



*kitchen improvements can be removed





DRIVE TIMES

Lions Gate Bridge	6 minutes
Highway 1	7 minutes
Second Narrows Bridge	10 minutes
Downtown Vancouver	15 minutes

Contact for more information

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