



**FOR SALE**

**2,594 sf Industrial Strata Unit**

133, 1305 Welch Street, North Vancouver

**BABYCH** GROUP  
REALTY

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## Industrial Strata Unit For Sale

**133, 1305 Welch Street**  
North Vancouver

### Building Size

2,594 sf

### P.I.D.

018-021-158

### Zoning

EZL-1 (Light Industrial)

### Year Built

1992

### Lease

Owner Occupied

### Ceiling Height

19.5 ft

### Loading

One Grade Level Door

### Strata Fees

\$841.00 (2025)

### Property Taxes

\$19,801.84 (2025)

### Price

\$2,199,000.00

### Opportunity

An exceptional opportunity to purchase a 2,594 sf strata industrial unit in one of North Vancouver's most established industrial business parks, well suited for a variety of industrial and owner-user uses.

### Location

Positioned in North Vancouver's Norgate industrial area at 1305 Welch Street, situated between Welch Street and West 1st Street with access from both streets. High exposure along West 1st Street with close proximity to the Lions Gate Bridge, providing excellent connectivity to Vancouver and the wider Lower Mainland.

### Property Highlights

- High ceiling warehouse
- 3 parking stalls
- Showroom Space
- Proximity to Pemberton Park, Pemberton Plaza, Capilano Mall and Harbourside Business Park













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