

1520 Richmond Street, North Vancouver BC

6,398 SF Freestanding Industrial Building
Exceptional Owner/User or Investor Opportunity


Building Size: 6,398 SF

Lot Size: 6,500 SF

Zoning: EZ-I Employment Zone Industrial


Power: Heavy 3 Phase

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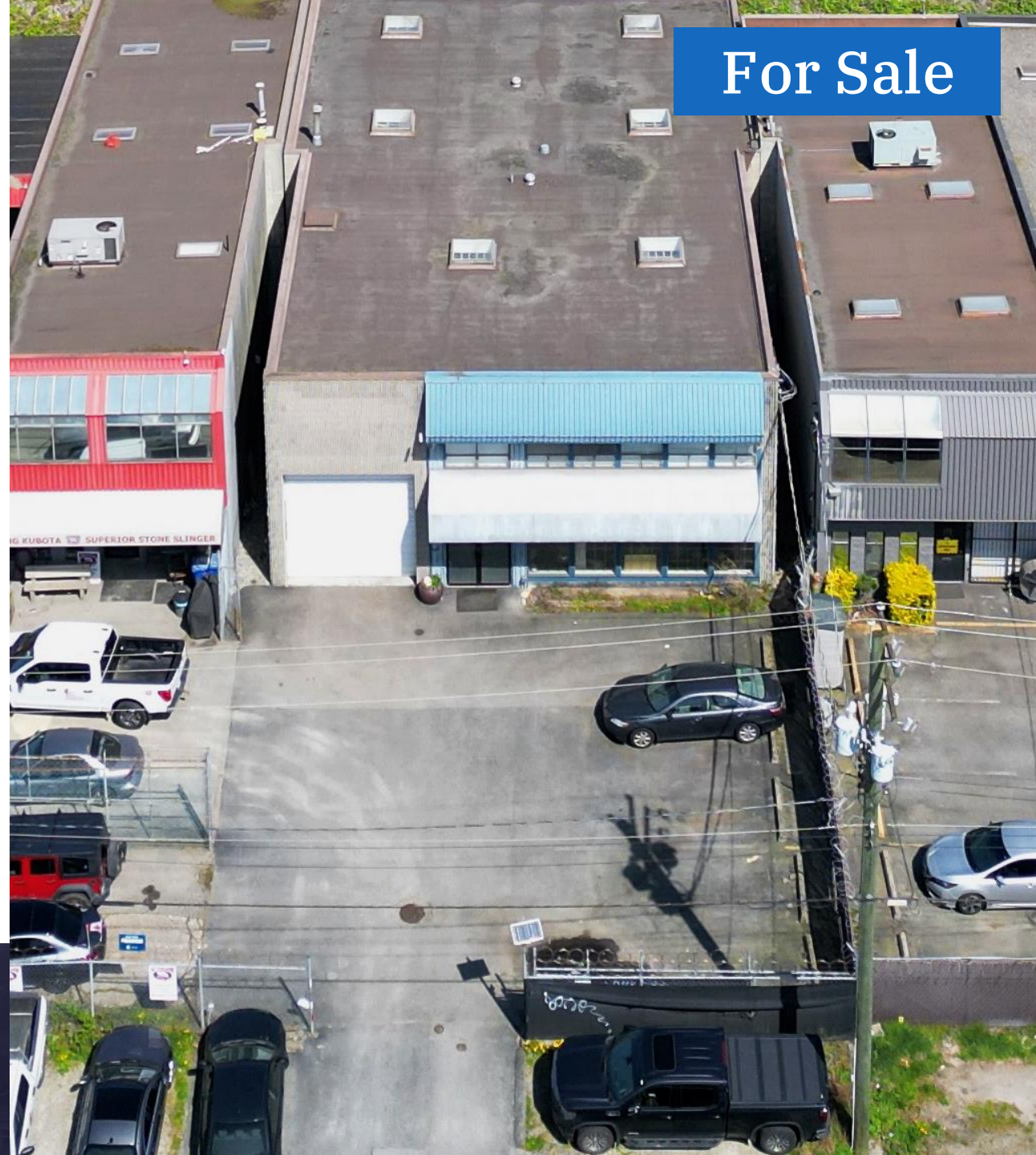
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For Sale



1520 Richmond St, North Vancouver

Located in the heart of North Vancouver's Lower Lynn industrial district, 1520 Richmond Street offers a rare opportunity to acquire an improved 6,400 SF industrial building on a 6,500 SF lot. Zoned EZ-I, the property features a high-ceiling warehouse, mezzanine storage, oversized grade-level loading (12' x 12'), three offices, three washrooms (including one with a shower), a kitchen, and heavy power. With fenced parking and direct access to Highway 1 via the Ironworkers Memorial Bridge, this property is ideal for manufacturing, warehousing, servicing, or port-oriented users looking for a strategic location just steps from Phibbs Exchange and major retail amenities.

Building Size: 6,398 SF +/-

Lot Size: 6,500 SF (50' x 130')

Zoning: EZ-I (Employment Zone Industrial)

Loading: One (1) Grade Level (12' x 12' Door)

Price: \$3,890,000



Property Details:

Municipal Address:	1520 Richmond Street, North Vancouver BC V7J 1B2
PID:	012-334-880 & 012-334-898
Legal Description:	STRATA LOT 1 & 2 DISTRICT LOT 204 STRATA PLAN VR. 2290 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Property Taxes (2024):	\$31,307.95
Construction:	Concrete Block Construction
Ceiling Height:	19' Clear
Electrical Services:	Heavy 3 Phase Power
Parking:	6 Parking Stalls +/-
Additional Details:	Clear Span Warehouse, Fully Equipped Kitchen, Offices, Mezzanine Storage, 3 Washrooms, Forced Air Unit Heater, Baseboard Heaters, Floor Drain, Skylights



Zoning Uses:

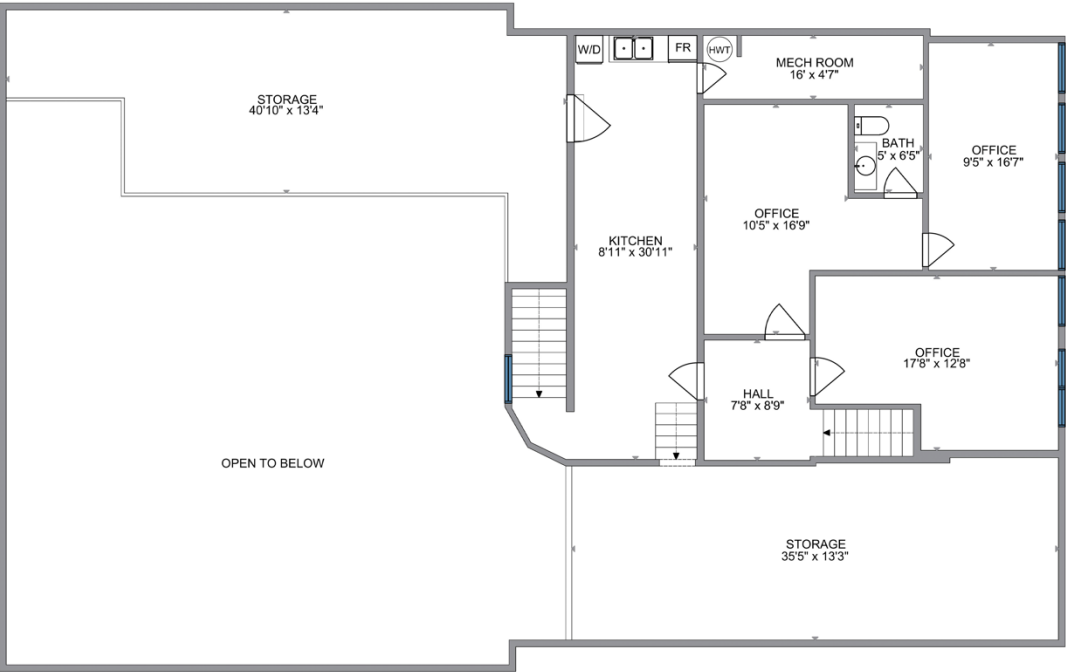
The Employment Zone Industrial (EZ-I) zone is s to accommodate port-oriented uses and general manufacturing and other industrial activities on lands adjacent to the Port and the rail corridor.

- Manufacturing
- Retail (Equipment Sales & Rental)
- Warehousing
- Offices (ancillary)
- Port-Oriented Use
- Service
- Transportation
- Waste & Recycling

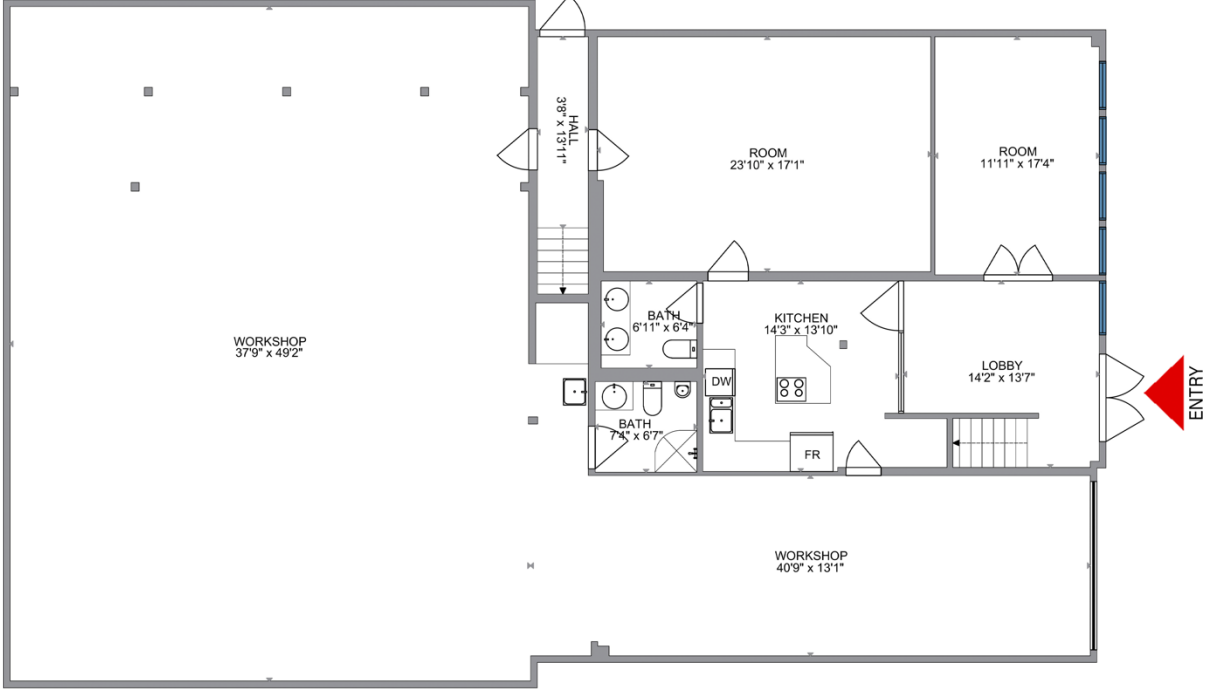








Mezzanine Floor



Main Floor

*Floor plans are intended to give a general indication of the proposed layout only.
*All dimensions are not guaranteed, not intended to form part any contract or warranty.



Focused Industrial

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