

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

Dmytro Chernysh PREC*

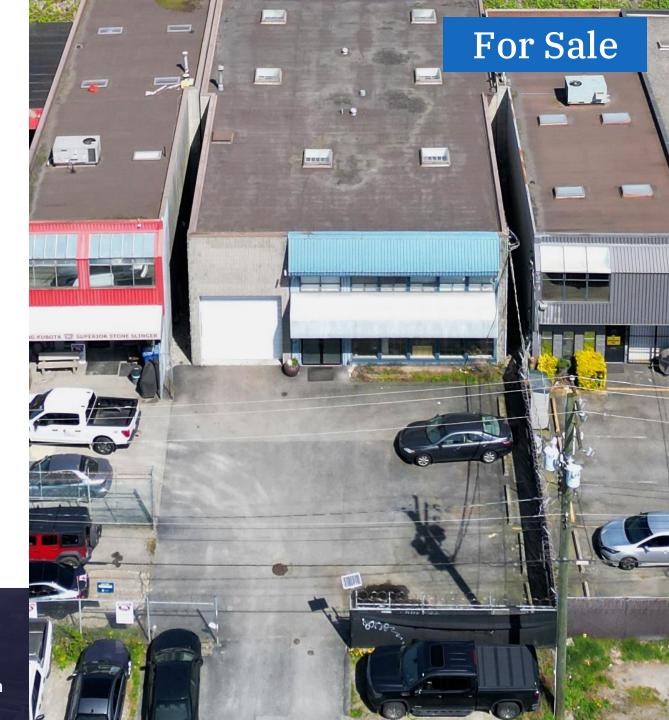
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1520 Richmond St, North Vancouver

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.

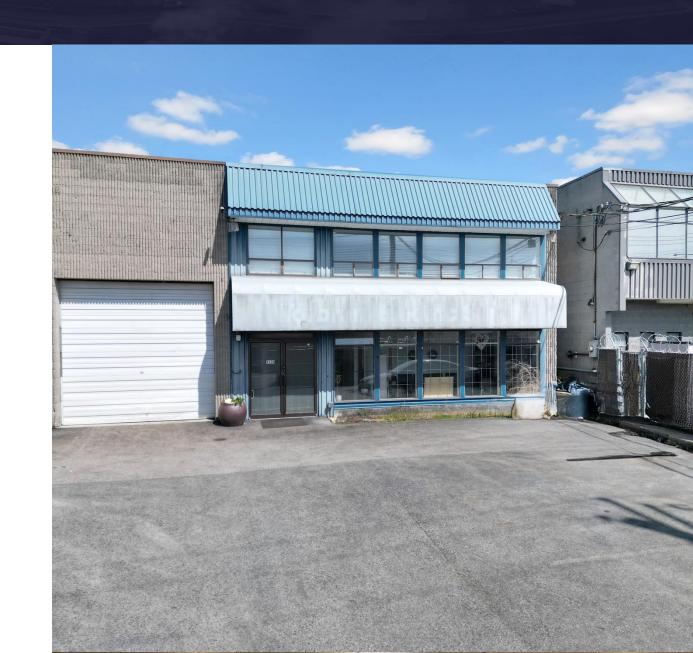
Building Size: 6,398 SF +/_

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



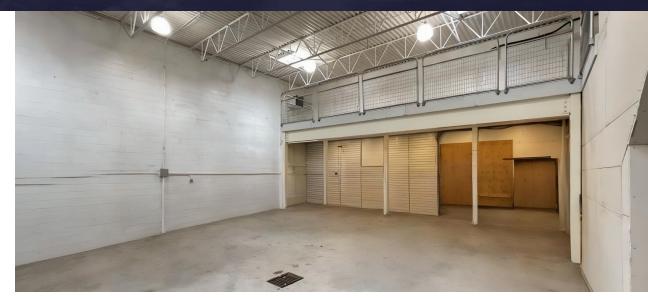
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Zoning Uses:

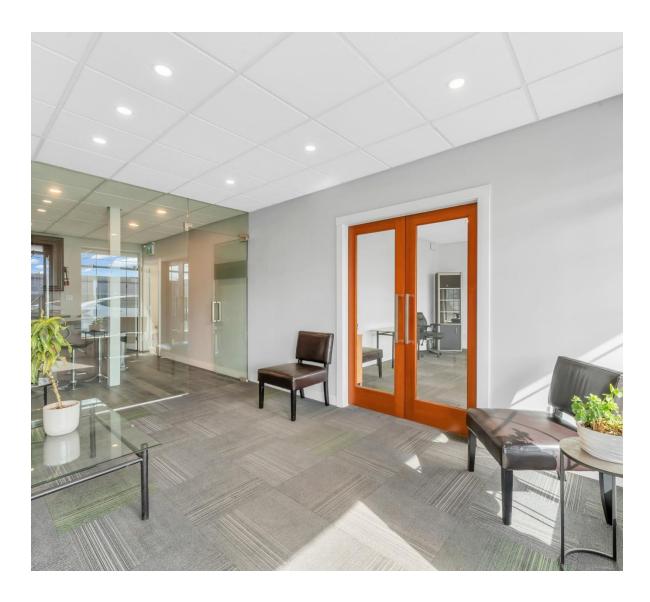
The Employment Zone Industrial (EZ-I) zone is s to accommodate port-oriented uses and general manufacturing and other industrial activities on lands adjacent to the Port and the rail corridor.

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

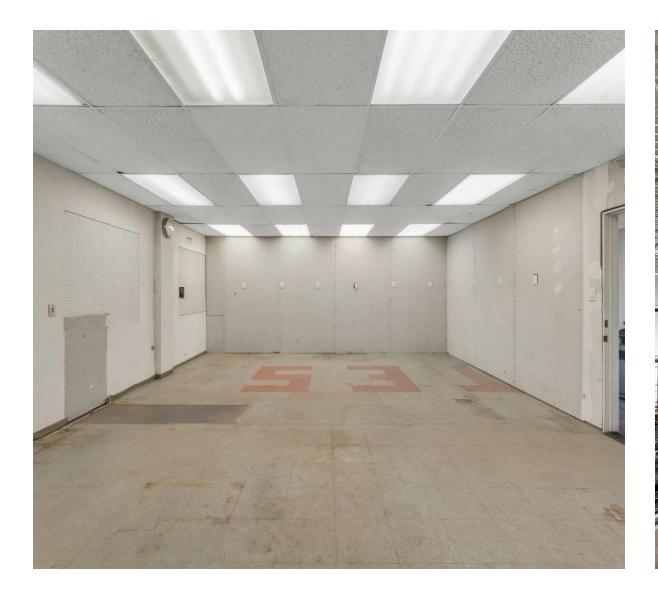




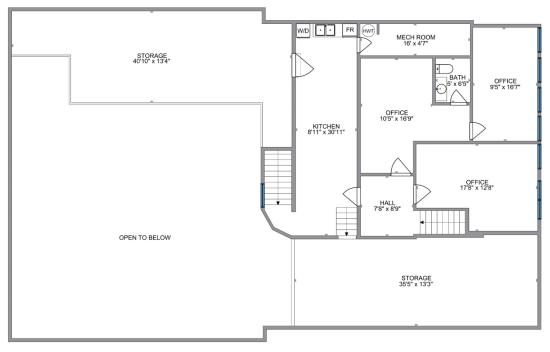
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Mezzanine Floor

Main Floor

^{*}Floor plans are intended to give a general indication of the proposed layout only.

^{*}Al dimensions are not guaranteed, not intended to form part any contract or warranty.



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