



Colliers

For Sale | 1419 Main Street, North Vancouver

Owner Occupier / High Exposure Development Site in North Vancouver's Lynn timer neighbourhood

- 9,375-SF high-exposure development site located at the southeast corner of Harbour Avenue and Main Street.
- Currently zoned I-3 (Light Industrial), the property permits up to 1.2 FSR and accommodates a range of industrial and service-oriented uses.
- Located less than 500 metres from Highway 1 and Second Narrows Bridge, and just a 7-minute walk from the newly upgraded Phibbs Exchange.
- The Property is improved with a former auto repair facility and designated under the OCP as Commercial.
- The Property is fully paved and level, with excellent exposure along Main Street and Harbour Avenue.

Offered at:

\$3,750,000



Within
400m of
Phibbs Bus
Exchange



I-3 Light
Industrial
Zone

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Salient Facts

Address

1419 Main Street, North Vancouver, BC

PID

014-718-936

Location

Located at the corner of Main Street and Harbour Avenue in North Vancouver's Lynn timer neighbourhood

Site Area

9,375 SF

Existing Zoning

I3 - Light Industrial Zone

OCP

Commercial

Gross Taxes (2024)

\$28,205.90

Offered at

\$3,750,000

collierscanada.com

Opportunity

Opportunity to own a high-exposure Property in the heart of Lynn timer neighbourhood in North Vancouver. The Property is currently zoned I-3 (Light Industrial), permitting up to 1.2 FSR and a wide range of uses, including but not limited to automotive repair and body shops, manufacturing, fitness centres, mini-warehousing, pet care establishments, parking structures, retail food services and more. The Property is designated Commercial under the Official Community Plan (OCP) and falls within Tier 5 of the Phibbs Exchange Transit Oriented Area (TOA).



The Location

The Property is less than a minute drive to the Second Narrows Bridge and Highway 1, ideal for logistics, commercial operations or commuter access. The site benefits from proximity to restaurants, retail shops, transit and service amenities along Main Street and at Park & Tilford shopping mall.



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