



For Sale: Industrial

101 Riverside Drive North Vancouver, BC

Rare owner-user opportunity with in-place income—2,590 SF available for occupancy in one of the North Shore's most sought-after employment hubs.


Lennard: 520-800 West Pender Street, Vancouver • 604.636.2620


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101 Riverside Drive North Vancouver, BC

The Offering

Lennard Commercial Realty is pleased to present 101 Riverside Drive, North Vancouver - a premier industrial opportunity in one of the North Shore's most sought-after employment hubs, offering rare flexibility for both investors and owner-users. The property pairs a strong tenant profile and stable in-place cash flow with a location investors compete for: direct access to major transportation routes via the Ironworkers Memorial Bridge and Highway 1. With approximately 2,590 SF of vacant space available for occupancy, an owner-occupier can establish operations on-site from day one, while the existing tenant provides stable in-place income—a built-in mortgage helper offsetting carrying costs, with potential expansion space down the road. Flexible zoning supports a broad range of industrial and commercial uses, and the site's fundamentals point to meaningful long-term redevelopment upside, making this property a rare chance to secure a foothold in North Vancouver's thriving, supply-constrained industrial market.

 Municipal Address
101 Riverside Drive,
North Vancouver, BC V7H 1T6
PID
013-385-585


 Legal Description
Lot B Block 6 District
Lot 193 Plan 2850

 Site Size
8,740 SF

 Year Built
1972


 Zoning
EZLI - Employment Zone -
Light Industrial

 OCP Designation
Light Industrial
Commercial

 Building Area
Units 101 & 103a 4,252 SF
Unit 105 2,590 SF

Total Size 6,842 SF

 Occupancy
Units 101 & 103a - Leased
Unit 105 - Vacant

 Net Operating Income
\$106,300
Asking Price
\$4,000,000



Property Highlights



Heavy power supply



Recently renovated
interior with modernized
building systems



High ceiling heights
throughout building



Energy-efficient
windows and skylights



Garage level loading with
ample on-site parking



The Location

The subject property sits in the heart of Maplewood, North Vancouver's established industrial district, offering businesses a strategic and highly accessible base of operations. Just minutes from the Ironworkers Memorial Second Narrows Bridge and Highway 1, it provides seamless connectivity to Vancouver, the North Shore, and major transportation corridors across the Lower Mainland. The surrounding area is well served by amenities, with restaurants, cafés, fitness studios, and retail at nearby Park & Tilford and Northwoods Village. Combining excellent transit access with proximity to both industrial services and everyday conveniences, this is an ideal location for companies seeking functionality and connectivity in a vibrant, growing commercial hub.



Local Amenities

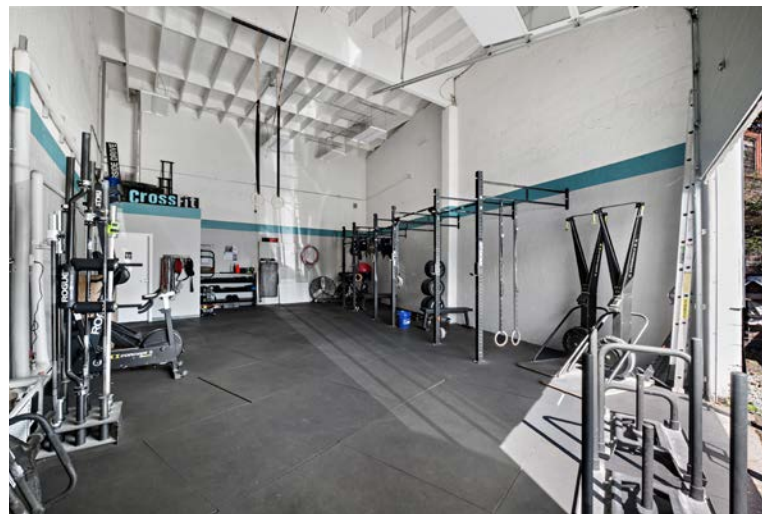
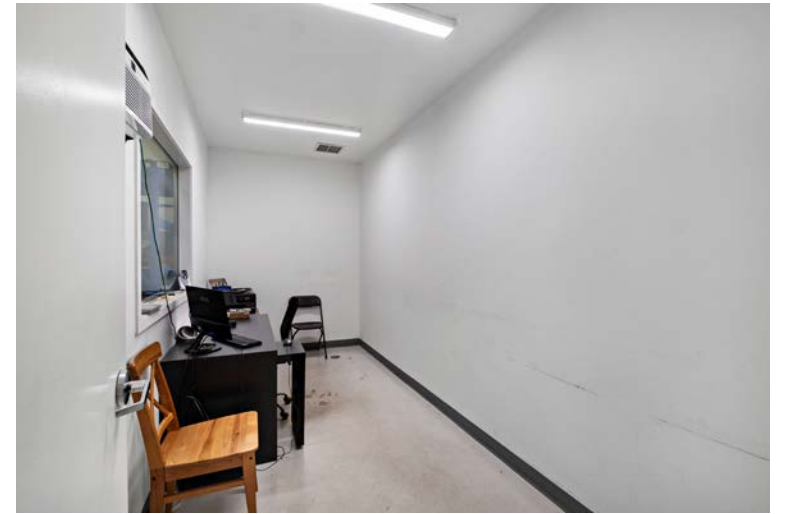
- 1 A&W
- 2 Toby's Liquor Store
- 3 Stuffies Pastries Cafe
- 4 Artigiano Phibbs Exchange
- 5 Tim Hortons
- 6 Good Co. Northwoods
- 7 Starbucks
- 8 Lucky Fingers Pizza
- 9 Maplewood Market
- 10 CIBC
- 11 Barcelos Flame Grilled Chicken
- 12 Stong's Market
- 13 Anytime Fitness
- 14 Arc'teryx
- 15 The Hive North Shore & Hive Yoga
- 16 Mui Garden Restaurant
- 17 Subway
- 18 The Crab Shop



Drive Times

- Lonsdale Avenue 10 minutes
- West Vancouver 15 minutes
- Downtown Vancouver 18 minutes
- Burnaby 20 minutes

Photo Gallery





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