

# #101 & #102 350 EAST ESPLANADE NORTH VANCOUVER, BC

Versatile Waterfront Light  
Industrial Space with Ancillary  
Retail Opportunity

An Exceptional Location in Lower  
Lonsdale's Shipyards District



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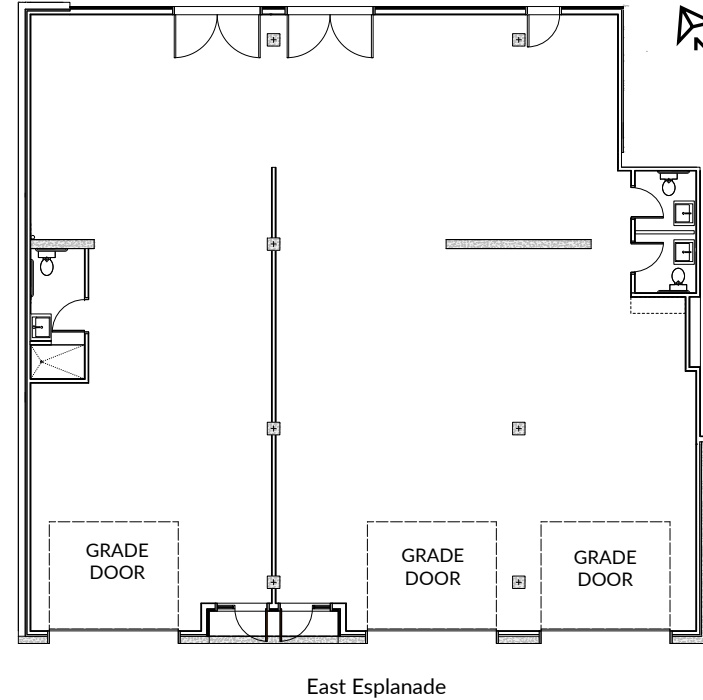
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## Opportunity

Rare opportunity to purchase or lease an industrial unit located in the prominent Lower Lonsdale neighbourhood. This space offers industrial businesses an opportunity to combine a manufacturing, production or wholesale use with an ancillary retail offering, while benefiting from unparalleled street exposure on East Esplanade.

## Location

The Shipyards Brewery District of Lower Lonsdale is one of the fastest growing and most dynamic neighbourhoods in North Vancouver. Just steps from the Lonsdale Quay and minutes from Downtown Vancouver via the Seabus, this area draws both locals and tourists year-round. This desirable location has strong vehicular and foot traffic, and is conveniently located on the North Shore Spirit Trail which is a 35km bike and walking trail connecting the scenic waterfront communities of the North Shore.



## Property highlights

-  Street level unit with front grade loading door and rear double man doors in parkade
-  Floor to ceiling windows offering abundant natural light
-  Five (5) secure underground parking spaces
-  Well positioned for excellent signage and street exposure
-  Striking views of the Vancouver Harbour
-  Vent shaft in place for production / manufacturing uses

## Property details

	Unit 101	Unit 102
SIZE	2,224 square feet	1,380 square feet
PID	030-402-522	030-402-531
PROPERTY TAX (2024)	\$22,167.29	\$14,935.02
MONTHLY STRATA FEES (2025)	\$985.97	\$616.07



**SALE PRICE**  
\$4,234,800



**LEASE RATE**  
\$35.00 per square foot per annum



**ADDITIONAL RENT (2026 ESTIMATE)**  
\$18.24 per square foot per annum



**AVAILABILITY**  
Immediate








**YEAR BUILT**  
2018

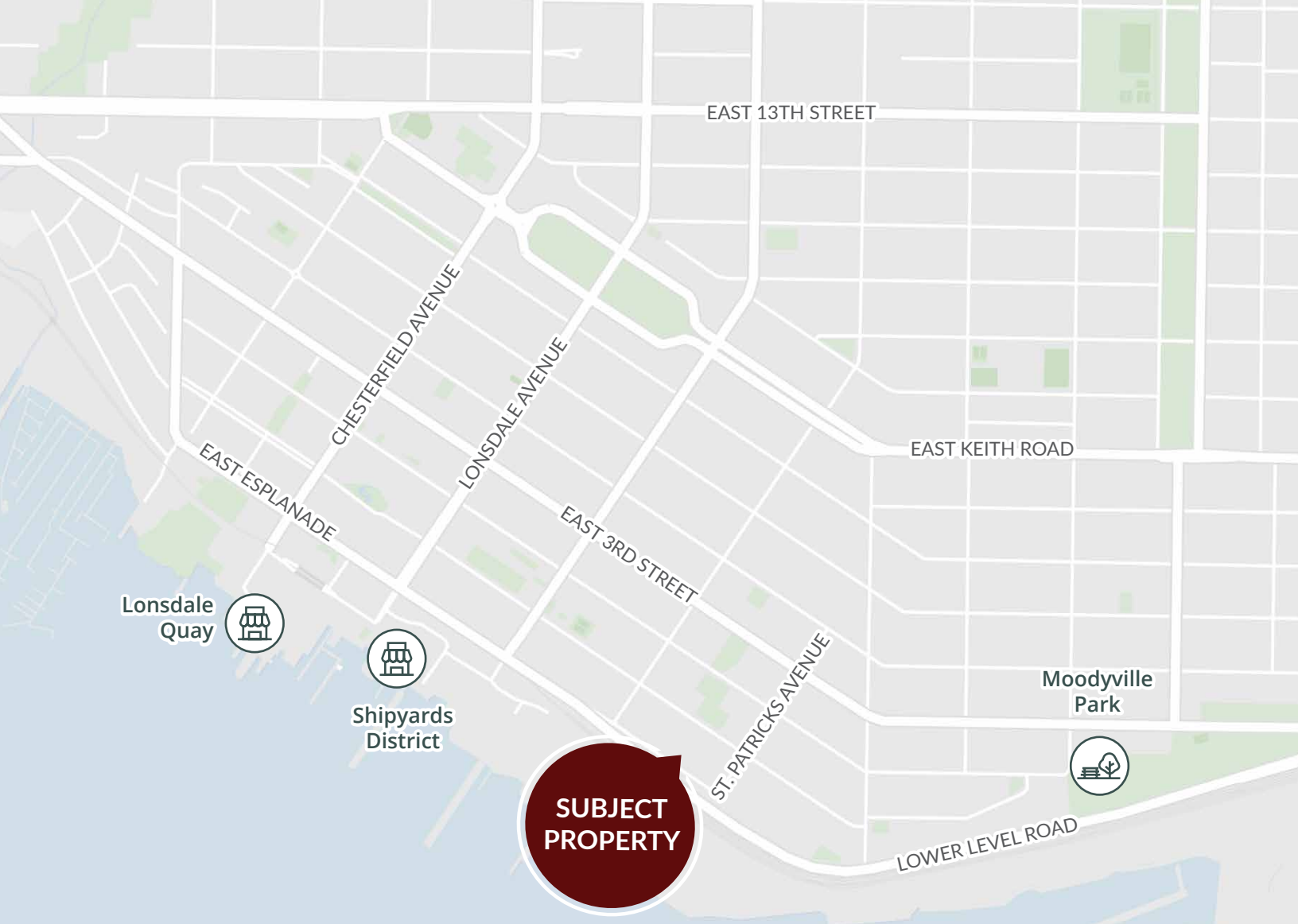


**ZONING**  
M-4 industrial zone

## Area Highlights

-  High pedestrian traffic area
-  Abundant street parking in the immediate area
-  Excellent work-live-play environment
-  Thousands of new homes and high end condos in the immediate area
-  Surrounding area is active throughout the day into the evening





**SUBJECT  
PROPERTY**

Downtown  
Vancouver

**12**

MINUTE  
SEABUS RIDE

Lonsdale  
Quay

**10**

MINUTE  
WALK

Highway  
1

**8**

MINUTE  
DRIVE

## Contact for more information

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