

**AVISON
YOUNG**

For Sale

1300 Lloyd Avenue
North Vancouver, BC



Freestanding industrial building
on a corner lot in the Norgate
industrial area

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Property details

SALE PRICE: \$4,695,000

BUILDING SIZE: 5,348 sf*

**approximate - building size to be verified by purchaser*

LOT SIZE: 5,882 sf

PID: 008-433-364

LEGAL DESCRIPTION: LOT 12 BLOCK 5 DISTRICT LOT 266 PLAN 7199

YEAR BUILT: 1982

PROPERTY TAX (2024): \$35,455.75

ZONING: EZ-LI - Employment Zone Light Industrial, permitting a wide variety of uses including warehousing, manufacturing, and wholesaling, with the potential for office use on the upper floors

Opportunity






Unique opportunity to acquire a freestanding industrial building with the ability to occupy a portion of the building immediately.

Location

1300 Lloyd Avenue is situated in the thriving Norgate neighbourhood of North Vancouver, well known for its convenient location and mix of local businesses. 1300 Lloyd Avenue offers an exceptional corner location with exposure to Lloyd Avenue and West 3rd Street, and proximity to a wide range of local shops and services. This premium location offers great visibility and accessibility for all customers and employees.

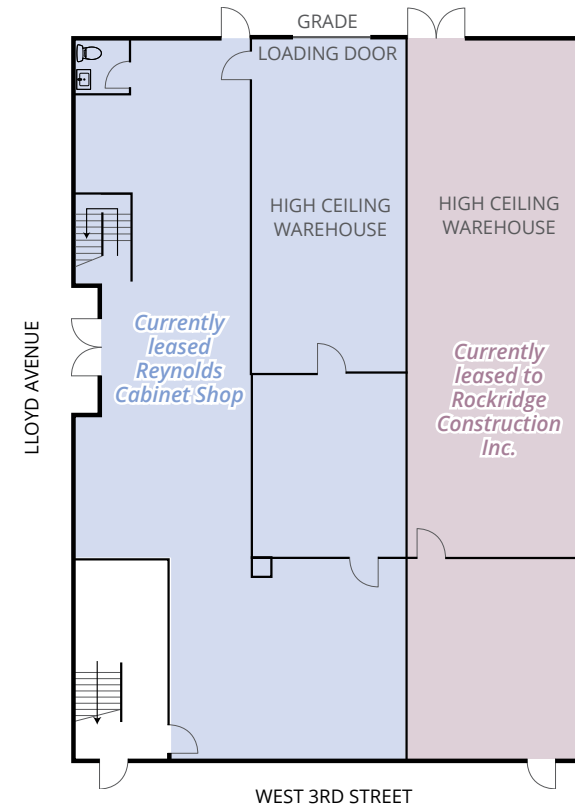
The Marine Drive corridor is just a few blocks away, with several public transit routes, connecting to both the North Shore and Downtown communities. With a blend of both residential and commercial activity, the Norgate neighbourhood fosters a vibrant atmosphere, offering great potential for businesses looking to establish or expand their presence in North Vancouver.

Property highlights

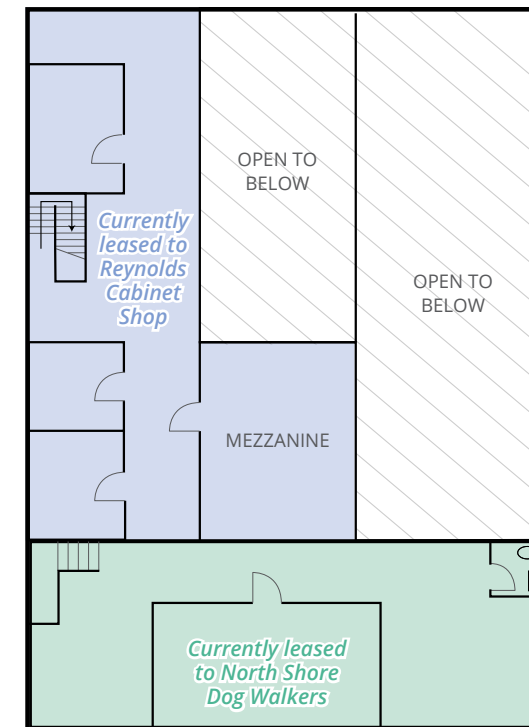
-  Concrete block multi-tenant industrial building
-  Corner lot with excellent exposure
-  Rear gated parking area
-  Over-height grade level loading door and double man door
-  Air-conditioned second floor office space

Floor plan

GROUND LEVEL

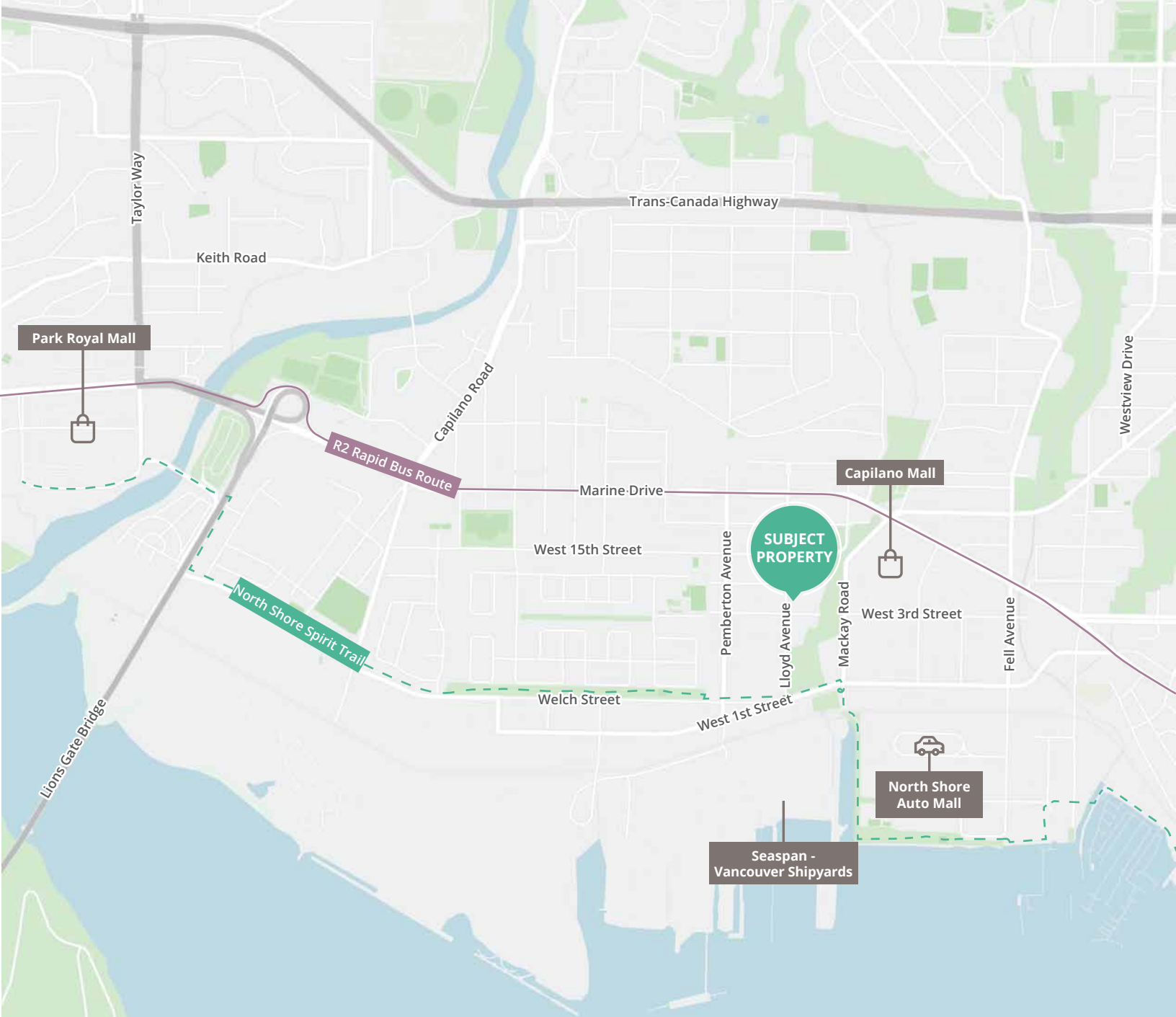


UPPER LEVEL



Building occupants

Address	Unit Size	Tenant name	Lease expiration
1300 Lloyd Avenue	3,035 sf	Reynolds Cabinet Shop	Month-to-month
1090 West 3rd Street	1,313 sf	Rockridge Construction Inc.	October 31, 2026
1096 West 3rd Street	1,000 sf	North Shore Dog Walkers	April 30, 2026



 **DRIVE TIMES**

05 minutes to Lions Gate Bridge

15 minutes to Downtown Vancouver

06 minutes to Highway 1

15 minutes to Lonsdale Quay

Contact for more information

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