

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

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 An aerial photograph of a large industrial building with a dark grey roof and multiple skylights. The building has a blue metal awning over the entrance and a white garage door. A sign above the entrance reads "KUBOTA SUPERIOR STONE SLINGER". Several cars are parked in the lot in front of the building. A blue banner with the text "For Sale" is overlaid in the top right corner of the image.
For Sale

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.

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: Contact Listing Agents



Property Details:

Municipal Address:	1520 Richmond Street, North Vancouver BC V7J 1B2
PID:	012-334-880 & 012-334-898
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



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.

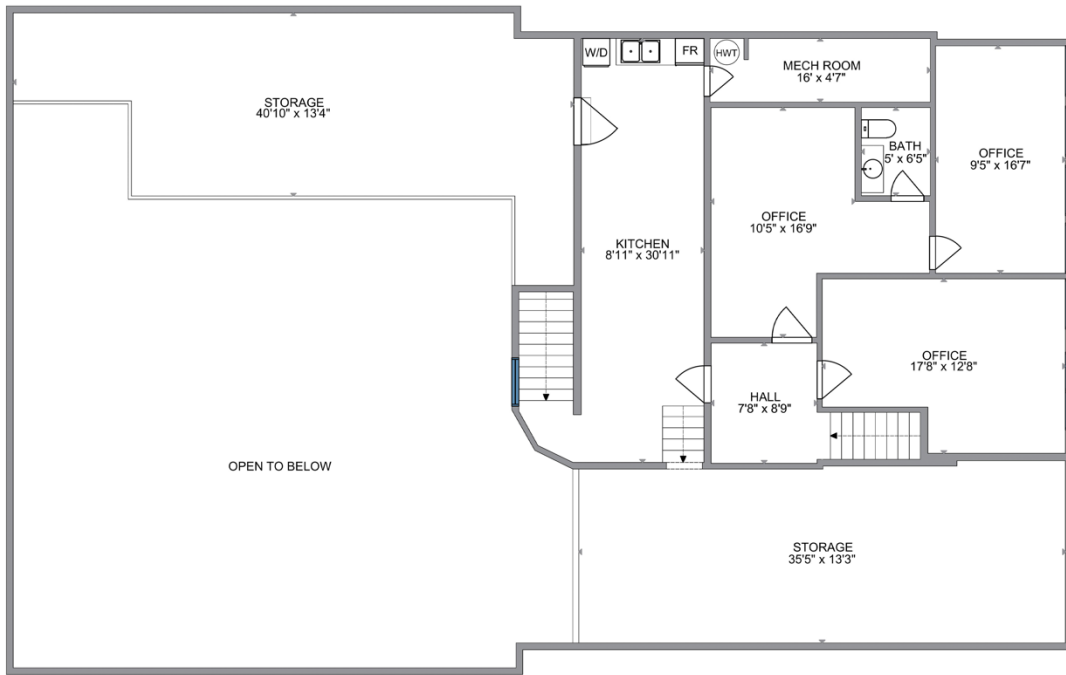
- Manufacturing
- Retail (Equipment Sales & Rental)
- Warehousing
- Offices (ancillary)
- Port-Oriented Use
- Service
- Transportation
- Waste & Recycling



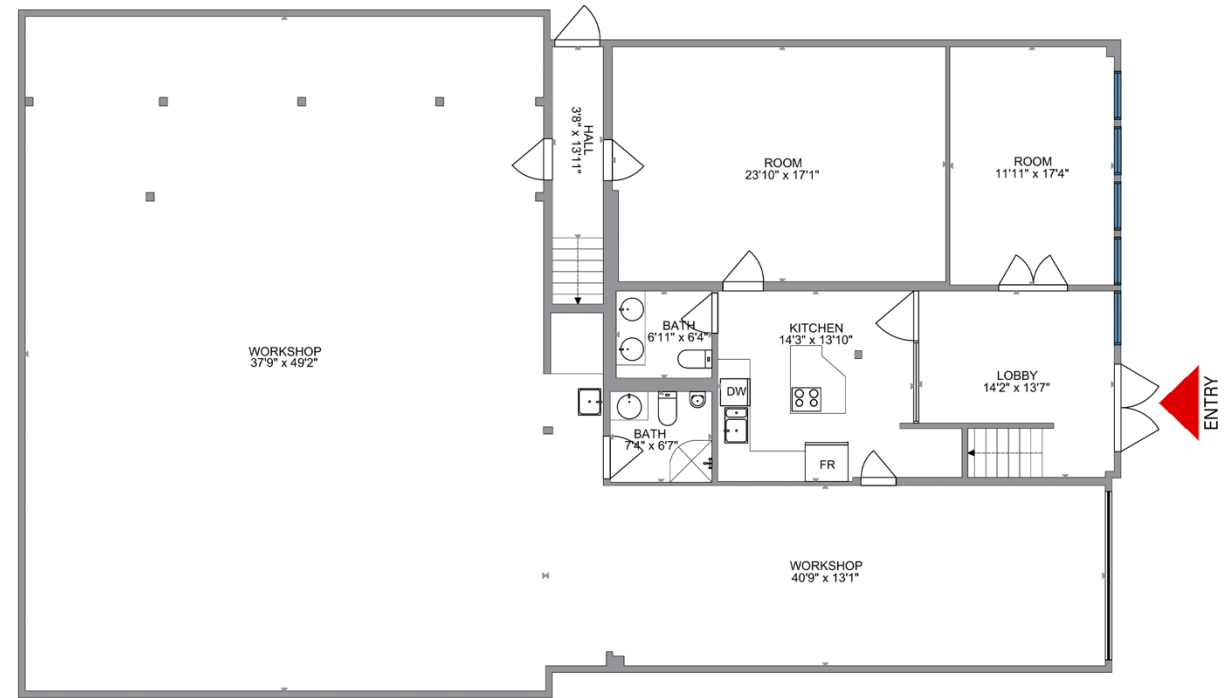








Mezzanine Floor



Main Floor

*Floor plans are intended to give a general indication of the proposed layout only.
*All dimensions are not guaranteed, not intended to form part any contract or warranty.



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