

**AVISON
YOUNG**

For Sale or Lease

197 Forester Street
North Vancouver, BC



Top floor office unit for sale or
lease at Dollarton Business Park

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Opportunity

4th floor office unit for sale or lease at Dollarton Business Park. These units offer bright, open space, with oversized east facing windows.

Location

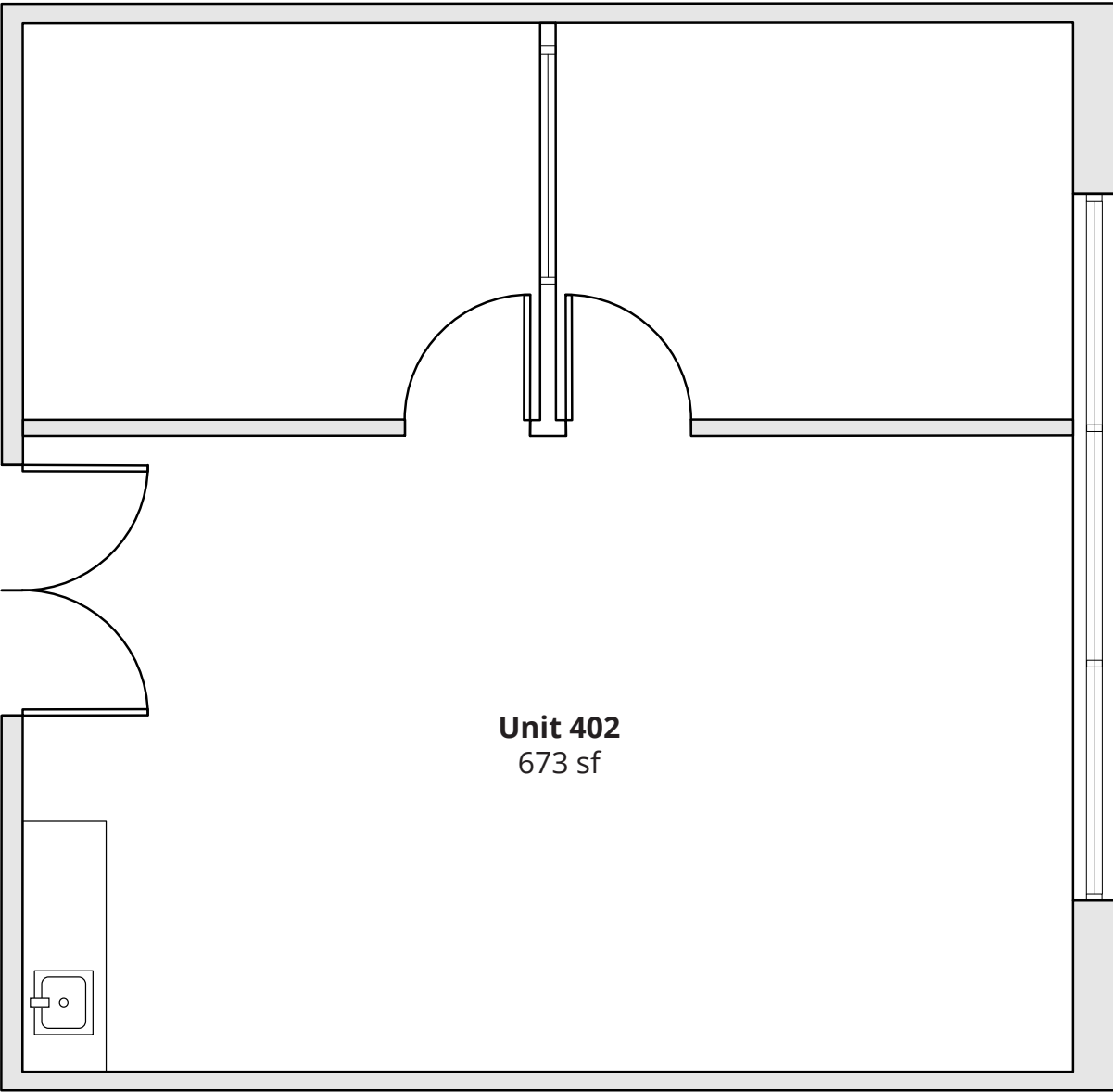
Dollarton Business Park is located in the Maplewood area of North Vancouver on the south side of Dollarton Highway at Forester Street. 197 Forester Street is two blocks east of the retail and service amenities of NorthWoods Village and benefits from excellent access to Vancouver and Burnaby via the Ironworkers Memorial Bridge. This highly sought-after business district has proven to be one of the premier locations for commercial activity and has been specifically designed to foster sustained business growth within the area.

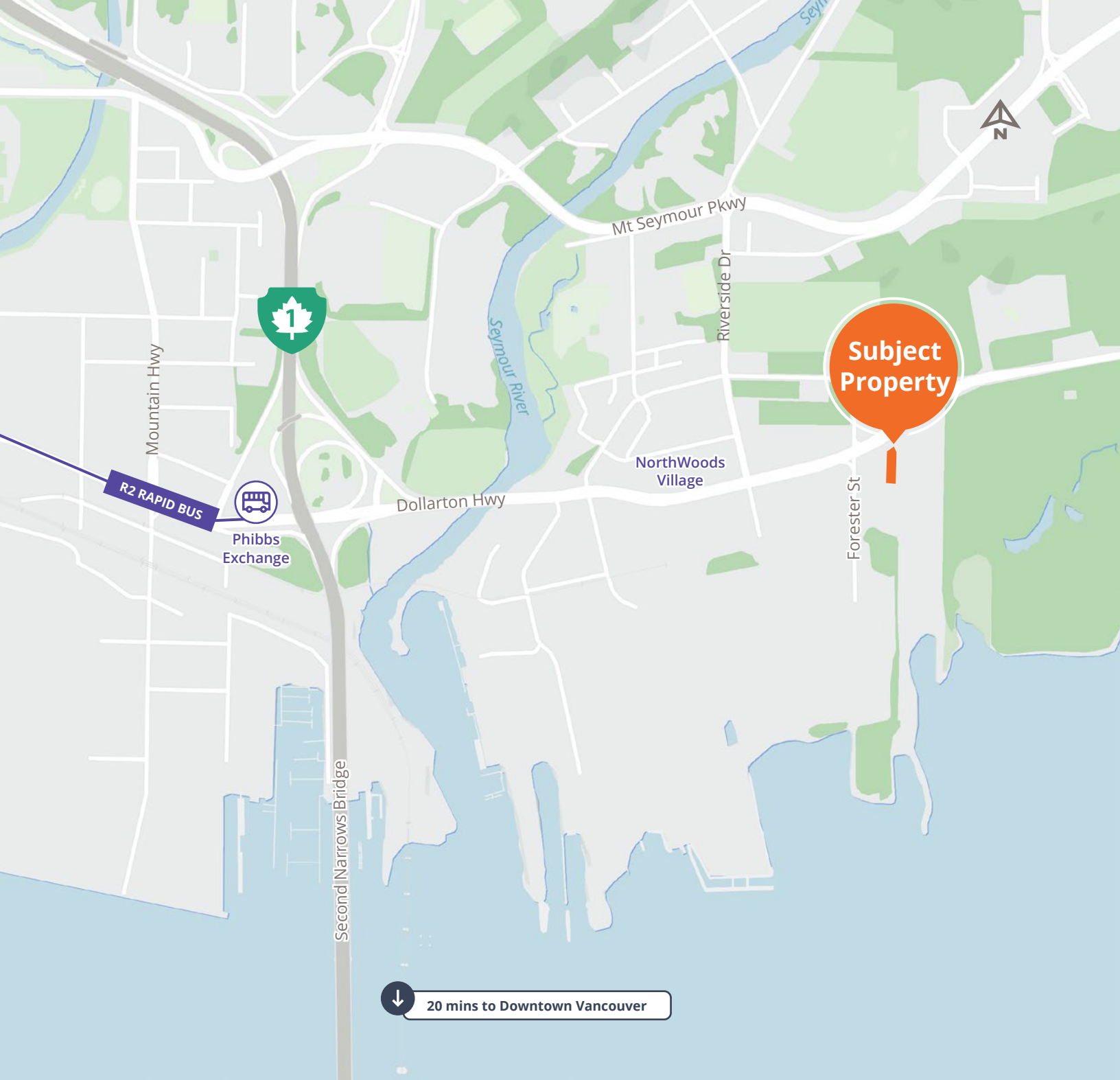
Property highlights

-  Four-storey light industrial and office building
-  Elevator serviced
-  End of trip facilities
-  Secure bicycle storage room
-  Common meeting room
-  Reserved parking
-  Zoning: CD-33 allowing for a variety of office, technology, research and other uses.

Available area

UNIT	SIZE	PRICE	LEASE RATE	ADDITIONAL RENT (2025 est.)	PROPERTY TAX (2024)	MONTHLY STRATA FEES	AVAILABILITY
#402	673 sf	\$575,000	\$32.00 psf	\$11.16 psf	\$4,055.95	\$248.09	Immediate





Contact for more information

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