

FOR SALE | High Exposure Corner Strata Unit

Unit #104

2455 Dollarton Highway

North Vancouver, BC

Rare Owner-User Building With Mortgage Helper Income



Contact

Shaun Bucke

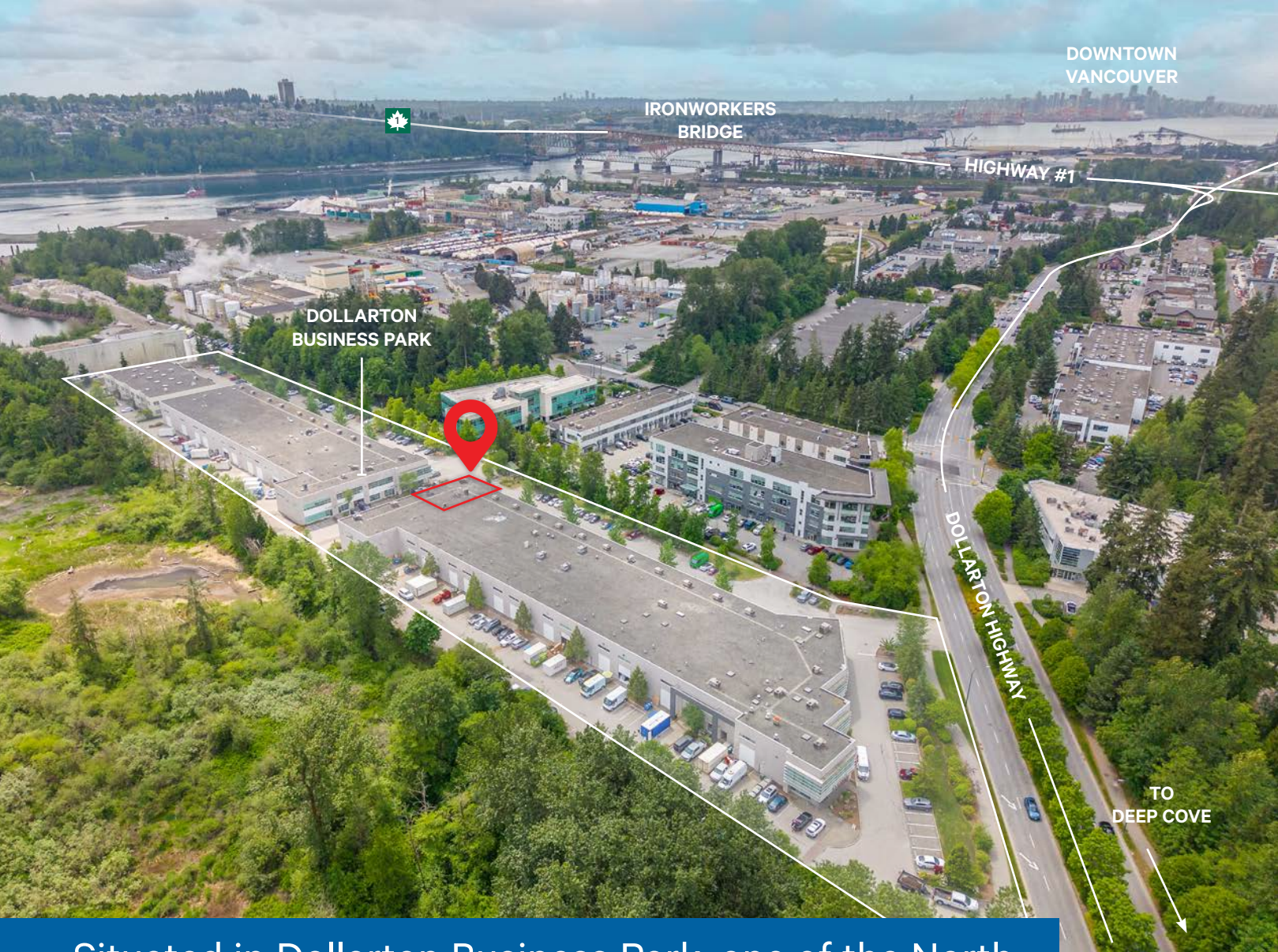
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CBRE



Situated in Dollarton Business Park, one of the North Shore's premier business hub.

Own your space, grow your business, and reduce your occupancy cost with built-in income.

Unit 104 at 2455 Dollarton Highway presents a rare opportunity to acquire a fully improved, two-storey strata unit in the highly regarded Dollarton Business Park. Characterized by exceptionally low vacancy, strong owner-occupier demand, and a constrained supply of quality industrial-commercial product, this established node offers long-term value and stability. The efficient layout and turnkey improvements provide immediate functionality for a wide range of users, making it an ideal choice for both investors seeking dependable returns and owner-occupiers looking to secure a foothold in a tightly held market.

Offered for sale by CBRE Limited, this is a compelling chance to invest in a premier North Shore location with enduring appeal.

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#104-2455 Dollarton Hwy
North Vancouver, BC

Nicely improved strata unit demised into three self-contained, leasable units. Potential to create a fourth Self-contained unit.

Unit 104

1,600.85 SF

Lease Expiry - October 31, 2026

Unit 204

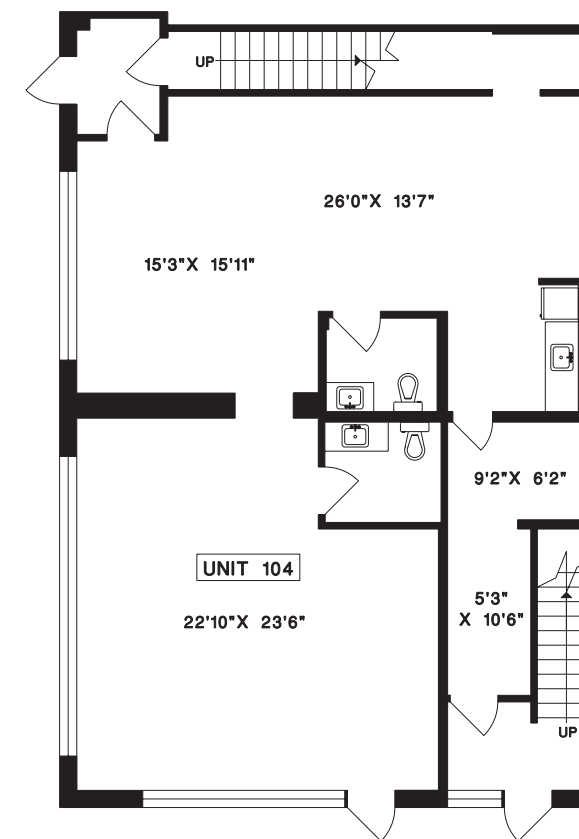
941.88 SF

Lease Expiry - October 31, 2026

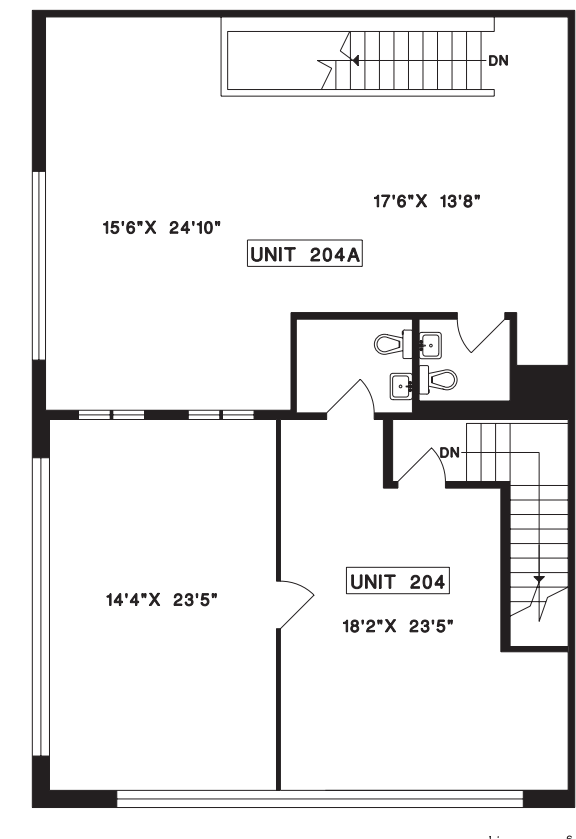
Unit 204A

932.47 SF

Lease Expiry - October 31, 2028



MAIN FLOOR



UPPER FLOOR

1" = 6'
SCALE

Zoning

CD-33

Comprehensive Development Zone

Year Built

2006

Parking

6 stalls

Strata Fee

\$540.56

Property Tax

\$21,056.53 (2025)



Asking Price - Contact Listing Agents



Secure a rare commercial building in a high-demand, supply-constrained corridor.

Building Features

- Fully HVAC units
- Sprinklered
- High End Office Improvements
- Natural Light
- Exposed Ceiling
- High Exposure
- Ample Glazing
- Corner Unit



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The Subject Property is located along the south side of Dollarton Highway in North Vancouver's Maplewood neighbourhood. The area benefits from close proximity to Northwoods Village, offering a range of retail services and daily amenities, and provides efficient access to the Second Narrows Bridge and the Trans-Canada Highway, ensuring strong connectivity to Vancouver, Burnaby, and the broader North Shore.

Excellent accessibility for staff and clients



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