



Intelligent
Real Estate Solutions



195 - 207

PEMBERTON AVENUE NORTH VANCOUVER

1,000 - 16,500 square feet

High Exposure Location



Conceptual Rendering

FOR LEASE

partnership.
performance.

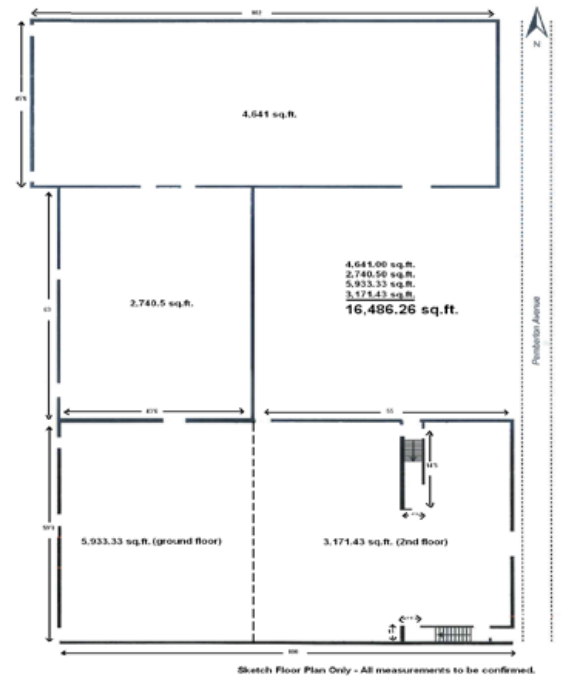
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PEMBERTON AVENUE NORTH VANCOUVER

The subject property represents a rare opportunity to lease at current market prices before this exciting neighborhood begins its transformation into a pedestrian friendly and lively neighborhood commercial/retail district. Recently rezoned C-8, 195-207 Pemberton allows for a mix of retail, office, and light industrial uses. This unique building offers the ability to demise into various unit sizes with minimal work required, thus creating the ideal property for either an investor or user.



LOCATION:

195-207 Pemberton is located on the west side of Pemberton Avenue between Welch Street and 3rd Street. Pemberton Avenue is located in the center of North Vancouver and is approximately a 5 minute drive from Highway #1 or the Lions Gate Bridge.

SQUARE FOOTAGE:

1,000 to 16,500 square feet potential

AVAILABILITY:

Immediately

LEASE RATE:

\$18.00 per square foot per annum

OPERATING COSTS & TAXES:

\$5.00 per sf

ZONING:

Recently rezoned C8(commercial) allowing a broad range of retail/office/light industrial.

PROPERTY FEATURES:

- Over 200' of frontage on Pemberton Ave
- Ample parking including the only off-street parking lot on Pemberton Avenue
- 3 phase electrical power
- New grade loading doors at rear

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