



# UNIT 1 & 2, 839 WEST 1ST STREET NORTH VANCOUVER, BC

## FOR SUBLEASE

INDUSTRIAL- 4,491 square feet industrial space.



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## LOCATION

Two storey commercial building located along the well traveled West 1st Street just minutes from the Lions Gate Bridge and Highway #1. Has easy access to public transit offers great exposure to pedestrian and vehicular traffic.

## FEATURES

- Warehouse/showroom space
- Front parking
- Lots of natural light
- High exposure along West 1st Street
- Lots of amenities close by
- Grade loading door
- Lease expires June 30th, 2021

## NET ASKING RATE

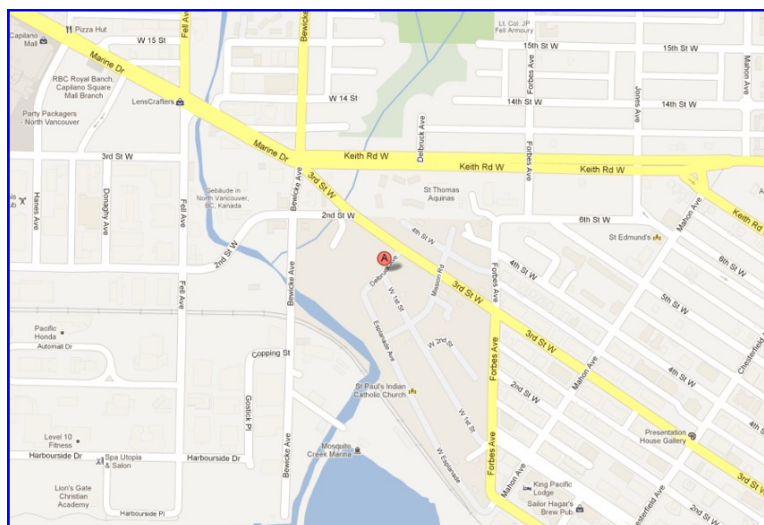
\$17.00 per square foot, per annum

## OPERATING COSTS AND TAXES

\$7.15 per square foot. (Estimated for 2018)

## SIZE

4,491 square feet



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