



# Freestanding Building for Sale

1447 Rupert Street, North Vancouver



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## LOCATION

This building is located on Rupert Street, just west of Mountain Highway. This location offers close proximity to Highway 1 and the Second Narrows Bridge. Main Street is minutes away offering plenty of amenities.

## SITE DESCRIPTION (\*1)

This property consists of a 3,206 sq. ft. building on 4,026 sq. ft. of land.

## GROSS BUILDING AREA (\*1)

2,090 sq. ft.	Footprint
572 sq. ft.	2nd floor office
<u>544 sq. ft.</u>	Mezzanine (used as 3rd floor suite)
<b>3,206 sq. ft.</b>	<b>Total Area</b>

## BUILDING FEATURES (\*1)

- 12' x 14' grade door in rear of warehouse
- Ground floor office area
- 26' clear ceiling height in warehouse
- 120/480 volt, 200 amp, 3 - phase power
- Parking in front and behind the property

## ZONING

I3; Light Industrial Zone.

## POSSESSION

60 days

## ASKING PRICE

\$1,700,000

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### (\*1) To be verified by the Buyer, if it is important to the Buyer

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