



**For Sale**

**104 & 106 - 375 Lynn Avenue**

North Vancouver

6,955 sq.ft. Strata Warehouse / Office Space

**BABYCH** GROUP  
COMMERCIAL

104 & 106 - 375 Lynn Avenue  
North Vancouver

Industrial Space | For Sale

# Opportunity

This property is located just north of Main Street on Lynn Avenue. Close proximity to the Iron Workers Memorial Bridge and the Phibbs Exchange Bus Loop. Amenities nearby include Canadian Tire, MEC and Park and Tilford Shopping Centre along Brooksbank Avenue.



## Property Details

### Unit Size:

1st Floor: 5,352 sq.ft  
2nd Floor: 1,603 sq.ft.  
Total: 6,955 sq.ft.

### Zoning:

I3

### Property Taxes:

\$39,979.02 (2023)

### Year Built:

2009

### Listing Price:

\$5,250,000.00

## Unit Features

- High ceiling warehouse unit with mezzanine storage
- 2 Grade level loading doors
- 9 parking stalls
- Showroom / Office space
- Boardroom
- Second floor office
- Mountain views



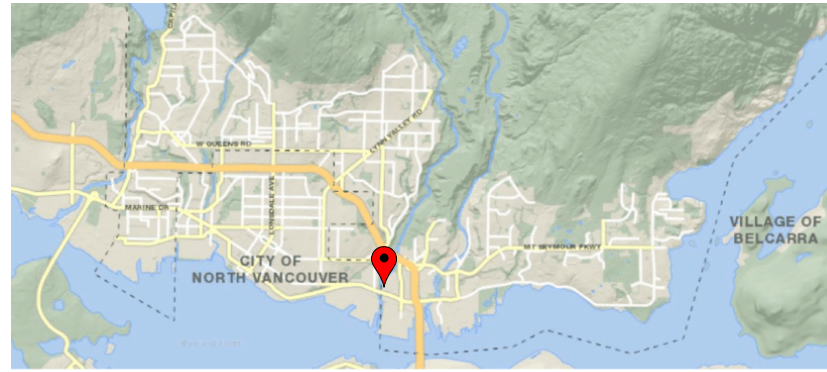


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## Nearby Amenities

- Canadian Tire
- Park & Tilford Shopping Centre
- Phibbs Exchange
- McDonald's Restaurant
- MEC
- Mark's Work Wearhouse
- Bank of Montreal
- Tim Hortons
- Wildey Brewing
- Winners
- Rona
- Whitespot Restaurant



## Location



## Contact Agents

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