

## 977 W 1st Street

NORTH VANCOUVER, BC



7,803 SF of  
Warehouse and  
Showroom Space with  
Dock Level Loading

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*\*Personal Real Estate Corporation*

977 WEST 1ST STREET

# 7,803 SF of Warehouse and Showroom Space with Dock Level Loading

This versatile unit features enclosed office and showroom areas, 12' clear ceiling heights, 200-amp 3-phase power, and five parking stalls, offering the right mix of utility and presentation. A dedicated access ramp provides secure entry to the warehouse—ideal for users seeking a practical, cost-effective space that combines accessibility, visibility, and flexibility in one efficient package.



Clear ceiling height: 12'



Dock-level loading with dedicated access ramp



200 amps 3-phase electrical (TBC)



Available for immediate possession



Five (5) surface parking stalls

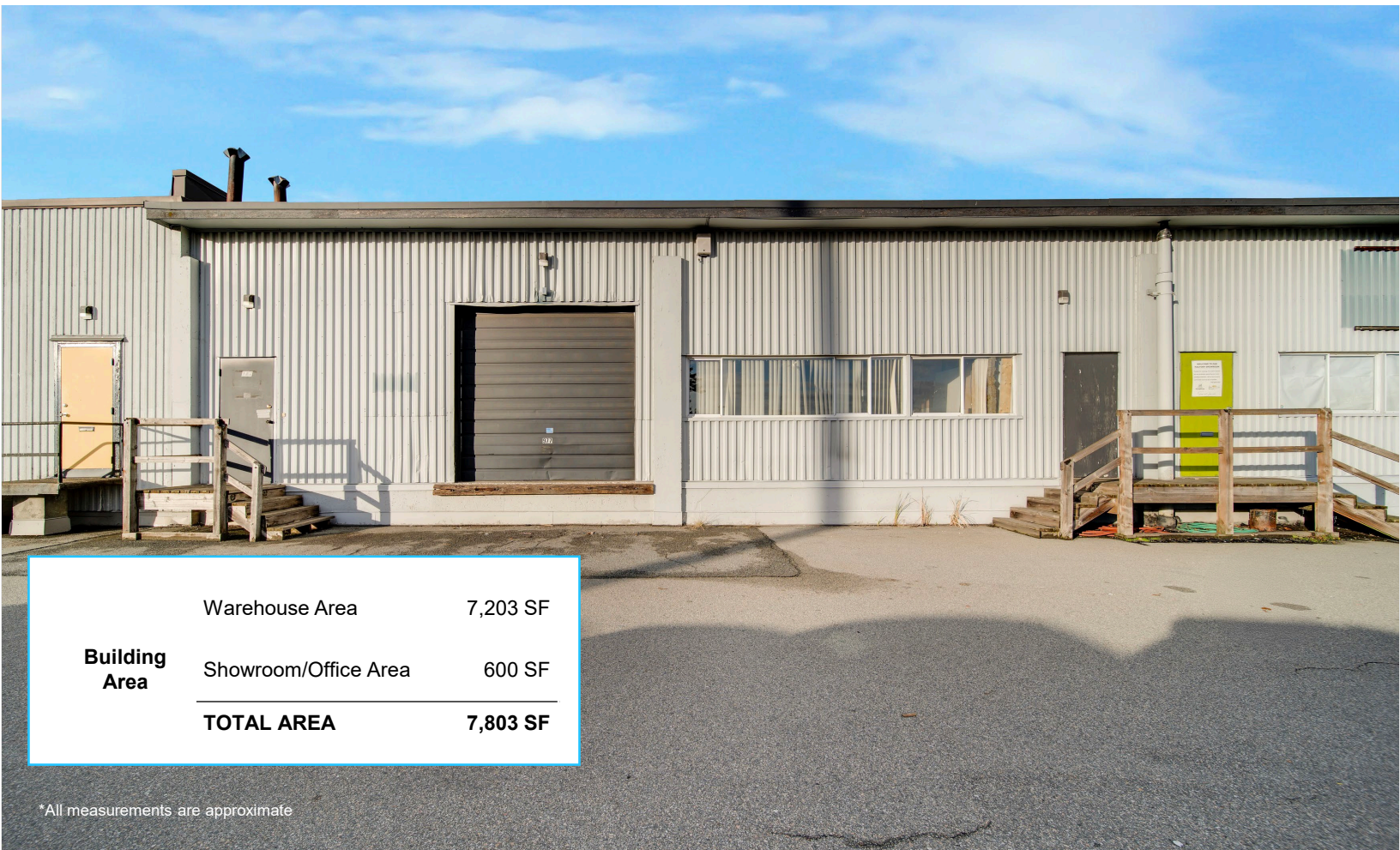
**\$16.00 psf**

ASKING BASE RENT

**\$7.75 psf**

ESTIMATED ADDITIONAL RENT

**Available Now**



**Building Area**

Warehouse Area	7,203 SF
Showroom/Office Area	600 SF
<b>TOTAL AREA</b>	<b>7,803 SF</b>

\*All measurements are approximate

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Located in the heart of North Vancouver's industrial district, 977 West 1st Street offers convenient access to major transportation routes, including Marine Drive, Fell Avenue, and the Lions Gate Bridge. The property is within minutes of Harbourside and the North Shore Auto Mall, providing a mix of industrial, commercial, and retail amenities nearby. This strategic location serves as a central hub for businesses servicing both North and West Vancouver, with direct connections to Vancouver's downtown core and the wider Metro Vancouver region.



*For more information:*

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