

Strata Unit for Sale

8057 North Fraser Way, Burnaby



JT Lee
604 628 0099
jt@jt-lee.com
www.jt-lee.com

RE/MAX Crest Realty
3215 MacDonald Street
Vancouver BC V6L 2N2

LOCATION

The subject property is located in the Big Bend area of Burnaby. The site offers close proximity to downtown Vancouver, the Vancouver International Airport, and all other areas of the Lower Mainland.

BUILDING AREA (*1)

Ground floor production	4,089 sq. ft. (approx.)
2nd floor office	2,816 sq. ft. (approx.)
2nd floor production	1,276 sq. ft. (approx.)
Warehouse area	5,758 sq. ft. (approx.)
Total Area	13,936 sq. ft. (approx.)

BUILDING FEATURES (*1)

- 3 dock doors with hydraulic levelers and dock bumpers
- 1 - 12' x 14' grade door
- 26' clear ceiling height in warehouse
- 600 volt, 3 phase, 72.2 amp transformed down to 120/208 volts 200 amps
- Fully sprinklered
- 6 car parking stalls in front of unit
- 11 car parking stalls in rear of the property

OFFICE FEATURES

- Ground floor production area includes male and female washrooms, lunchroom and 2 private offices.
- 2nd floor office area has a small lunchroom, server room, boardroom, washroom, 4 private offices and open plan office area.

ZONING

CD based on the M2 (General Industrial District) and M5 (Light Industrial District)

VACANT POSSESSION

September 1, 2020

TAXES (2018)

\$26,847.19

STRATA FEES

\$1,395.84 per month

ASKING PRICE

\$5,975,000

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This communication is not intended to cause or induce breach of any existing agency agreement.

The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed. (*1) If deemed important to the Purchaser it is to be verified by the Purchaser