

# Freestanding Industrial Building for Sale

3889 Keith Street, Burnaby



**JT Lee**

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RE/MAX Crest Realty  
3215 MacDonald Street  
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## LOCATION

Located in the Big Bend area of Burnaby, this property is one block north of Marine Way and just east of Boundary Road. This location provides easy access to all major traffic arteries.

## BUILDING FEATURES

- 22' ceiling height in warehouse
- 7 grade doors and a common dock platform
- 3 - phase power
- Designed as 7 individual strata units
- Concrete tilt-up construction

## ZONING

M-5: Light Industrial District

## BUILDING AREA (\*1)

Unit A	2,522 sq. ft.
Unit B	2,544 sq. ft.
Unit C	2,615 sq. ft.
Unit D	5,107 sq. ft.
Unit E	3,522 sq. ft.
Unit F	2,157 sq. ft.
Unit G	2,237 sq. ft.

**TOTAL 20,704 sq. ft.**

2nd floor office 5,993 sq. ft.

Ground floor 14,711 sq. ft.

## POSSESSION

Unit A main floor - Lease expires September 2022  
 Unit A 2nd floor - Lease expires August 2022  
 Unit B main floor - Lease expires January 2022  
 Unit B 2nd floor - Lease expires May 2022  
 Unit C main floor - Occupied by Seller  
 Unit C 2nd floor - Lease expires September 2023  
 Units D to G - Occupied by Seller

Seller will require a 2 year leaseback

## LOT SIZE

0.77 acres

## TAXES (2020)

\$49,413.13

## SALE PRICE

\$8,600,000

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(\*1) Building area calculation is based off of the area stated in the Leases.

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