

Strata Unit for Sale

#1 - 7337 North Fraser Way, Burnaby



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

RE/MAX Crest Realty (Westside)

Adam James
604 779 3046
adamjames@remax.net

RE/MAX Crest Westside



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 office	2,385 sq. ft. (approx.)
2nd floor office	2,385 sq. ft. (approx.)
Warehouse area	14,970 sq. ft. (approx.)
Total Area	19,740 sq. ft. (approx.)

BUILDING FEATURES (*1)

- 4 electric dock doors with hydraulic levellers and dock bumpers
- 1 - 12' x 14' electric grade door
- 26' clear ceiling height
- 347/600 volt, 3 phase, 200 amp panel
- ESFR sprinkler
- Skylights in warehouse
- Security system and cameras through-out
- 20 car parking stalls in front of unit
- 855 sq. ft. cool room controlled to 14 - 17 Degree C

OFFICE FEATURES

Main floor office area consists of open plan office area, 3 private offices, two washrooms, a storage room, a server room and a lunchroom with a kitchen. The 2nd floor office area consists of open plan office area, two private offices, two washrooms, an executive office complete with a private washroom and shower, and a lunchroom with a kitchen.

ZONING

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

VACANT POSSESSION

Seller requires a lease-back for 2 years plus 1 year option to renew at \$13.00 per sq. ft. plus operating costs

TAXES (2017)

\$52,094.75

STRATA FEES

\$1,833.06 per month

ASKING PRICE

\$8,900,000

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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