

Strata Unit for Sale

#1 - 7978 North Fraser Way, Burnaby



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RE/MAX Crest Realty (Westside)
3215 MacDonald Street
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**Fenced and secured rear loading
and parking area**



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	6,004 sq. ft. (approx.)
2nd floor office	6,367 sq. ft. (approx.)
Warehouse area	23,035 sq. ft. (approx.)
Total Area	35,406 sq. ft. (approx.)

BUILDING FEATURES (*1)

- 4 electric dock doors with hydraulic levellers and dock bumpers
- 1 - 12' x 14' electric grade door
- 28' clear ceiling height
- 347/600 volt, 3 phase, 400 amp panel
- ESFR sprinkler
- Skylights in warehouse
- 23 car parking stalls in front of unit
- 14 car parking stall in rear fenced yard

OFFICE FEATURES

Main floor office area consists of both private and open plan office areas, a training room, meeting room, kitchen and lunchroom area, washrooms and both a male and female shower. The 2nd floor office area consists of a reception area, both private and open plan office areas, a boardroom, a server room, a kitchenette, and male and female washrooms. The mezzanine office area has 2 skylights and both the main floor and mezzanine floor offices have extensive use of glazing to provide natural light.

ZONING

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

VACANT POSSESSION

4 to 12 months (Contact listing agent for further details)

TAXES (2017)

\$80,033.43

STRATA FEES

\$1,810.84 per month

ASKING PRICE

\$15,000,000

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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