

**AVISON
YOUNG**

For Sale

**202-8678 Greenall Ave
Burnaby, BC**



Fully furnished M5 light industrial
2nd floor office space

Stuart Wright*, Principal
604 647 5097

stuart.wright@avisonyoung.com

**Stuart Wright Personal Real Estate Corporation*

Brendan Barnum, Associate

604 647 1333

brendan.barnum@avisonyoung.com

For Sale

202-8678 Greenall Avenue
Burnaby, BC

Property details

LEGAL DESCRIPTION

STRATA LOT 11, PLAN LMS2481, DISTRICT LOT 161, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PID

023-491-400

SIZE

544 sf

ZONING

M5 Light Industrial

PROPERTY TAXES

\$3,199.17 (2025)

POSSESSION

30-60 days notice

AGE OF BUILDING

1996

STOREYS

Two (2)

ASKING PRICE

\$355,000

MONTHLY STRATA FEES

\$269.83



Opportunity

Avison Young is pleased to market for sale a high-visibility executive office space located on the second floor of The Marine Centre, Burnaby.











This property features landscaped grounds, a two-storey concrete tilt-up building with extensive free parking. The office is built out and furnished to a high standard with two (2) open offices, desks, wall cupboards, a reception area, laminate flooring throughout and a kitchen which boasts stainless steel appliances, ready to move in condition.

Location

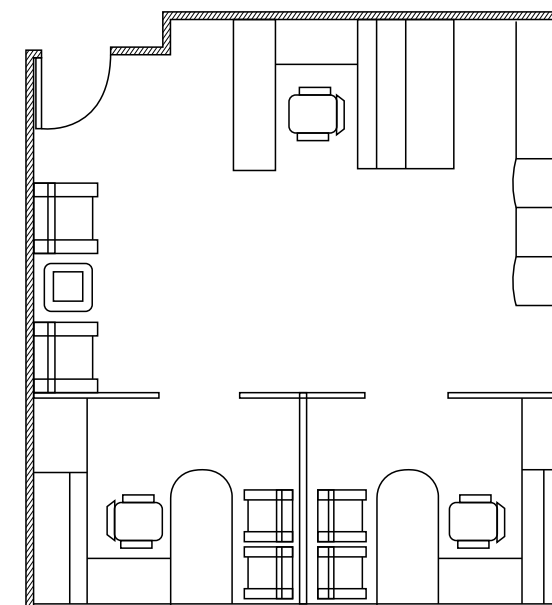
The subject property is located in south Burnaby just off Marine Way and Boundary Road, just 5 minutes south of Highway 1, 15 minutes to YVR, and close to nearby transit.

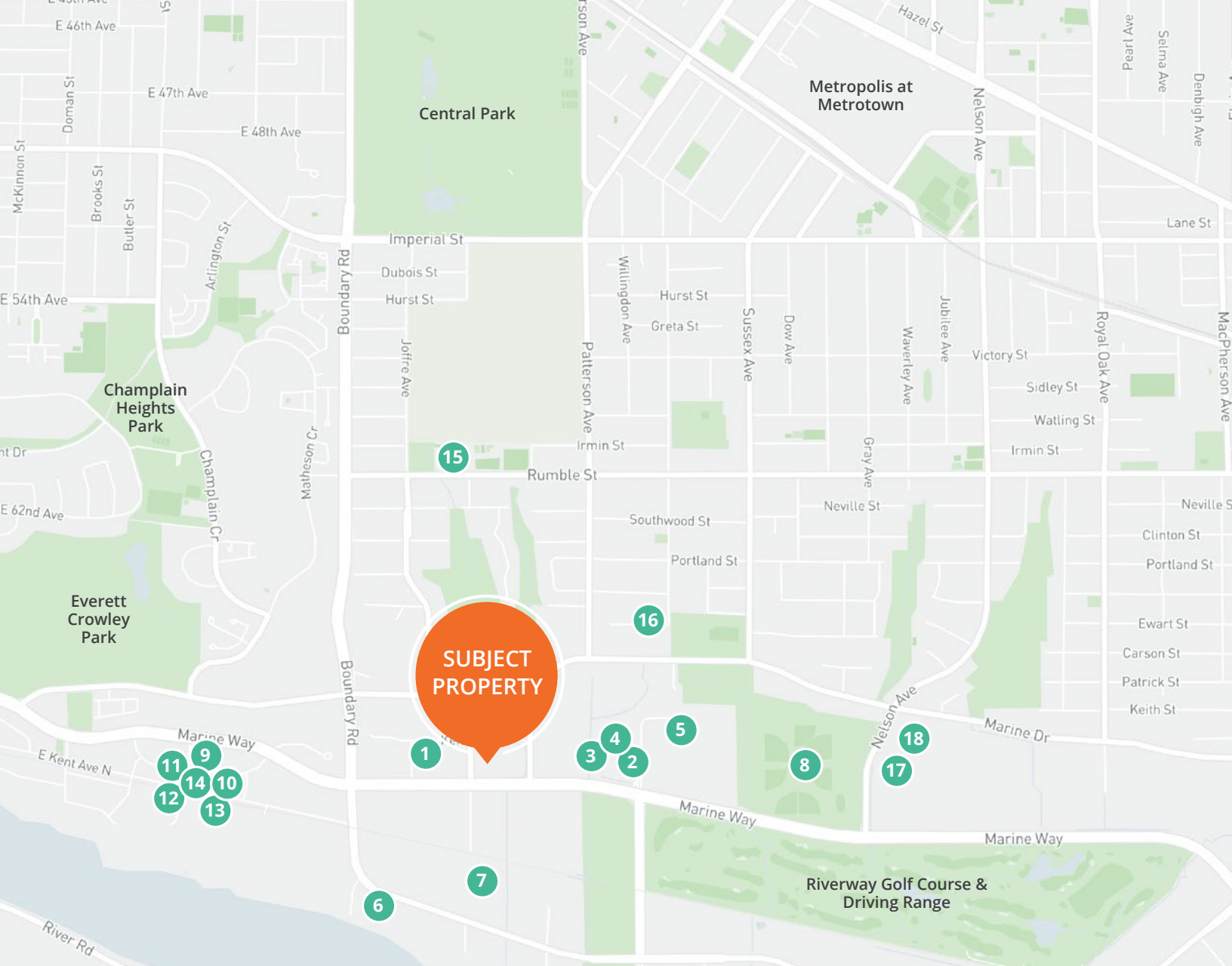


Features

-  Fantastic exposure
-  Full executive office built out
-  Kitchen built out
-  Stainless steel appliances (fridge/freezer, dishwasher & microwave)
-  HVAC (Heat and AC included in the strata fee)
-  Excellent proximity to major traffic arteries and highways
-  Alarmed w/ high security locking system
-  Large window exposure
-  Ample parking
-  2nd floor walkup office

Floorplan





Amenities

- | | | |
|-------------------------|----------------------------|--------------------------------|
| 1. Red Square Bakery | 7. Olivo Cafe & Eatery | 13. Everything Wine |
| 2. Tim Hortons | 8. Riverway Sports Complex | 14. Starbucks |
| 3. Bunnys | 9. Save-On-Foods | 15. Suncrest Elementary School |
| 4. A&W Canada | 10. Sushi Mara | 16. Riverway West School |
| 5. The Low Carb Grocery | 11. Shoppers Drug Mart | 17. Gardenworks |
| 6. Goldilocks Bake Shop | 12. Panago Pizza | 18. Café at Mandeville |

Contact for more information

Stuart Wright*, Principal
 604 647 5097
 stuart.wright@avisonyoung.com
 *Stuart Wright Personal Real Estate Corporation

Brendan Barnum, Associate
 604 647 1333
 brendan.barnum@avisonyoung.com

#2900-1055 West Georgia Street
 P.O. Box 11109 Royal Centre
 Vancouver, BC V6E 3P3, Canada

avisonyoung.ca