

**AVISON
YOUNG**

For Sale or Lease

Unit 314 - 8988 Fraserton Court
Burnaby, BC



PRICE REDUCED

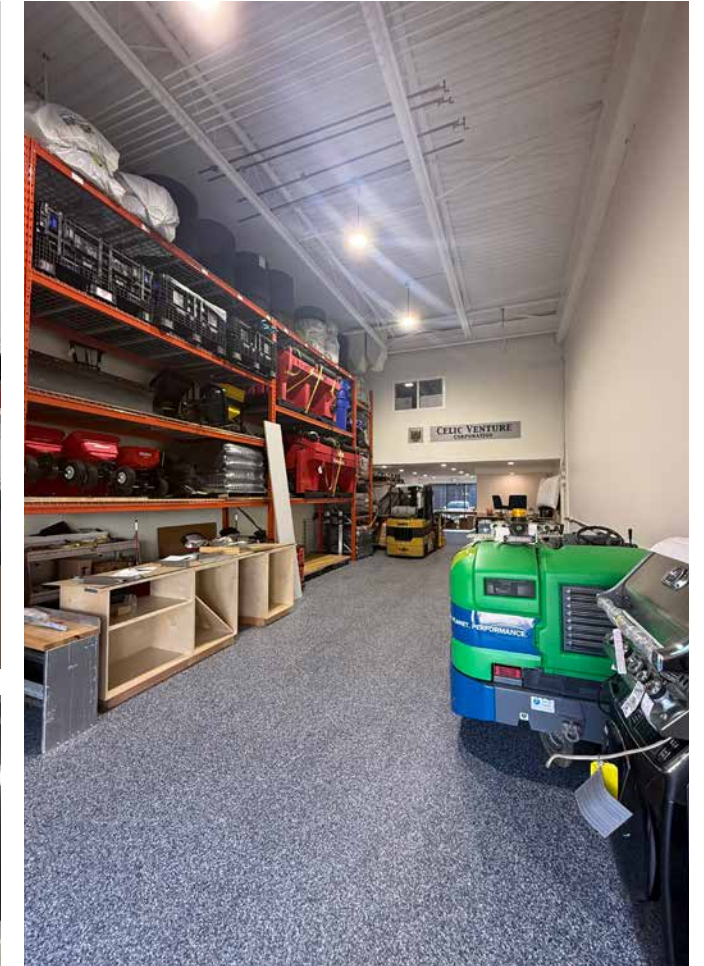
Opportunity to purchase or lease a 2,426 sf high quality flex industrial unit with over \$120,000 of executive office and warehouse improvement and grade loading in South Burnaby.

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High quality flex industrial unit with grade loading

Unit 314 - 8988 Fraserton Court
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Property details

UNIT SIZE

2nd floor office	800 sf
Warehouse	1,626 sf
Total	2,426 sf

**to be confirmed by the tenant*

PID

030-905-061

PROPERTY TAXES

\$12,892.92

ZONING

M5 (Light Industrial District)

YEAR BUILT

1996

AVAILABILITY

30-60 days' notice

MONTHLY STRATA FEES

\$500.00

SALE PRICE

~~\$1,530,000~~ \$1,488,800 (\$614 psf)

NET RENT

\$21.00 psf











ADDITIONAL RENT

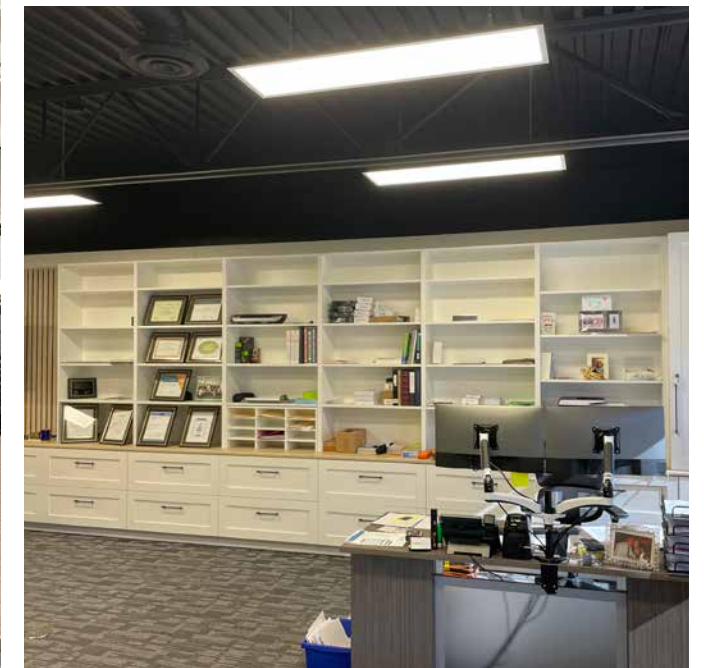
\$7.79 psf

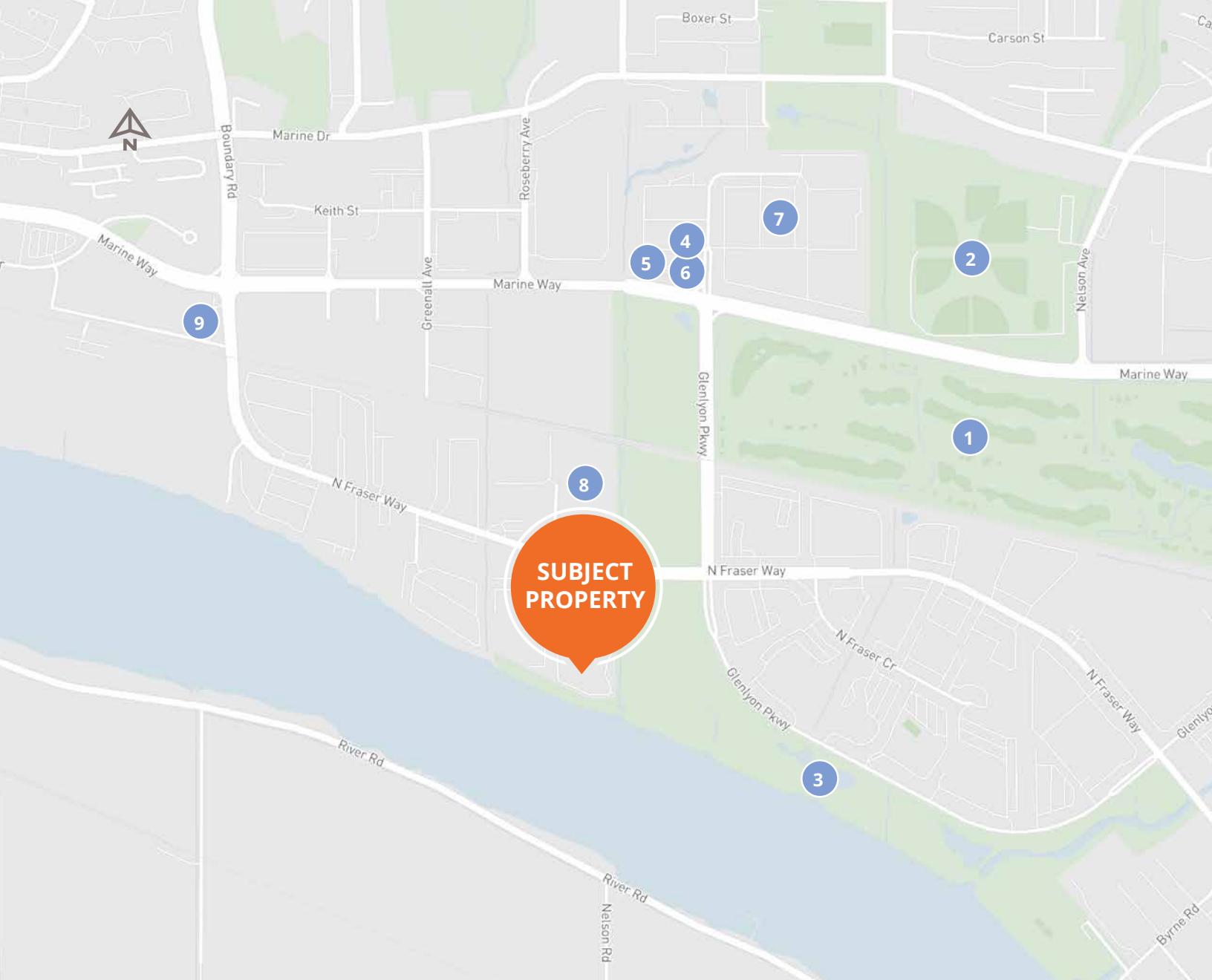
Opportunity

The property is positioned in the core of South Burnaby's commercial district, just off North Fraser Way and slightly south of Marine Way. This office/warehouse, with approximately \$120,000 spent on major upgrades, benefits from excellent connectivity to Marine Way and Boundary Road, ensuring efficient access to major transportation corridors and key business centers throughout Metro Vancouver.

Unit features

-  ~\$120,000 spent on major upgrades
-  EV car charging port
-  One (1) 8' x 10' grade door
-  18' clear ceiling height
-  ESFR sprinkler system
-  LED lighting in warehouse
-  Concrete tilt-up exterior walls
-  Stainless steel appliances + washer & dryer in unit
-  Well improved second floor office
-  New security including remote fob system





Amenities

- | | | |
|-------------------------------|-----------------------------|---------------------------------|
| 1. Riverway Golf Course | 4. A&W | 7. The Low Carb Grocery Burnaby |
| 2. Riverway Sports Complex | 5. Quesada Burritos & Tacos | 8. Olivo Cafe |
| 3. Glenlyon Foreshore Outlook | 6. Tim Hortons | 9. Shell |

Contact for more information

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