

5508 & 5526 Dorset Street Burnaby

Flex industrial buildings in Burnaby's Royal Oak with prime connectivity.



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**Maximizing
Commercial
Property Owners'
Sales Prices
Since 2004**

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Location

Strategically located in Burnaby's Royal Oak Industrial area, these properties occupy a prominent corner position on Dorset Street between Antrim Avenue and Macpherson Avenue. Just a few blocks from Royal Oak SkyTrain Station, the location offers strong transit connectivity for employees while enhancing long-term tenant appeal.

With direct access to Kingsway, a major east-west corridor, the properties provide efficient connectivity to Vancouver, New Westminister, and Surrey. This central location supports a wide range of industrial uses and continues to attract consistent demand, making it well-suited for both owner-users and investors seeking stable, well-located industrial assets.





Features

- 5-minute walk to Royal Oak SkyTrain Station
- Close to major transportation and distribution routes
- Well-built structures with solid construction
- Front parking available for easy access
- Minutes from Highway 1, connecting to key Metro Vancouver areas

Property Details

LEGAL DESCRIPTION

LOT 23 & 24, PLAN NWP1384,
DISTRICT LOT 98, GROUP 1, NEW
WESTMINSTER LAND DISTRICT

PID

002-544-679 & 002-599-317

ZONING

Special Industrial District (M4)

PROPERTY TAXES

\$77,270.93 (2025)

PROPERTY SIZE

15,508 SF +/-

RENTABLE AREA

15,094 SF +/-

SALE PRICE

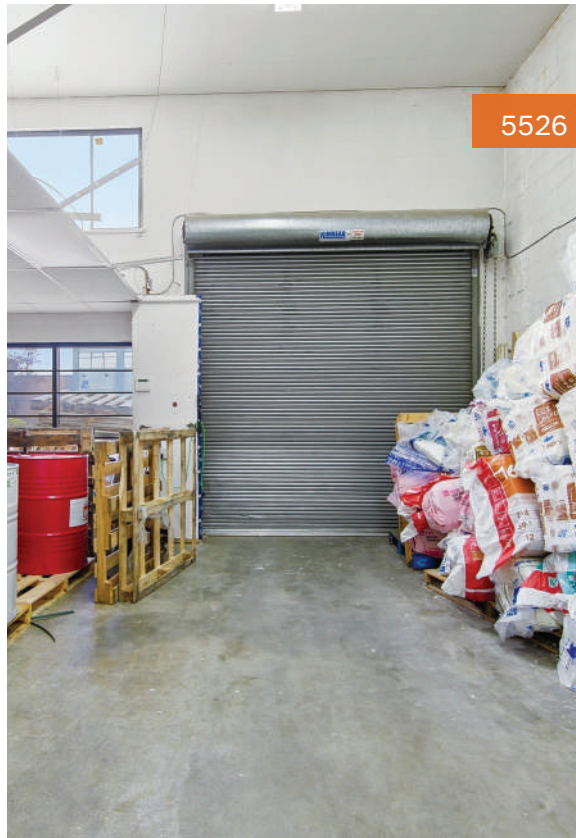
\$8,500,000

**Property taxes, property size, and rentable area are combined for both properties*





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