



#109 - 4663 Byrne Road | Burnaby, BC

**FOR SALE** | Small-Bay Industrial Flex Space

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## #109 - 4663 Byrne Road Burnaby, BC

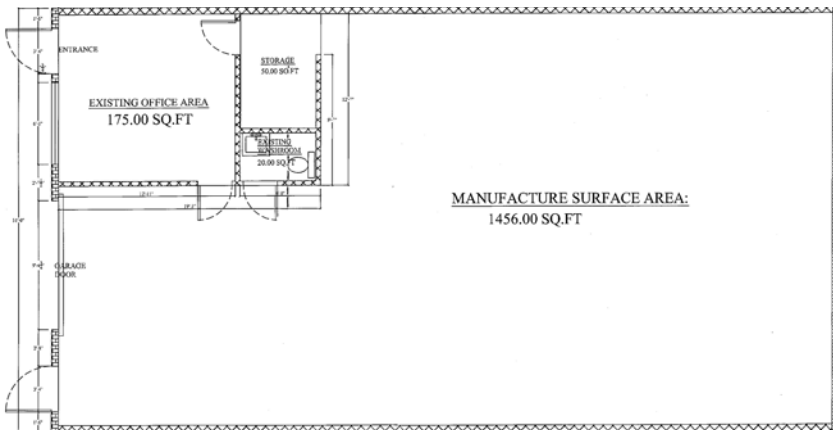
### Opportunity

Unit 109 at 4663 Byrne Road is a versatile ground-floor office/warehouse space offering approximately 1,688 SF with front grade-loading and 2 parking spaces.

### Location

Located in Burnaby's Big Bend industrial district, 4663 Byrne Road is part of a commercial complex known for housing light industrial businesses, including equipment suppliers, landscaping firms, and waste management services. The area is easily accessible via Marine Way and Marine Drive, with public transit and SkyTrain stations a short drive away. Marine Way Market is a 4-minute drive away featuring major anchors like Save-on-Foods, London Drugs, Canadian Tire, and BC Liquor Store. The location is adjacent to the scenic Burnaby Fraser Foreshore Park, offering riverside trails, picnic areas, and outdoor recreation.

### Floor Plan



*\*Floor plan may not be 100% accurate*

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## Property Details

### Legal Description

Strata Lot 9, Plan NWS3053, District Lot 165, 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

014-655-411

### Size

1,688 SF (as per the BC Assessment)

### Year Built

1989

### Zoning

M2r

### Type

Strata warehouse

### Unit Direction

Southwest facing

### Parking

2 stalls

### Loading

1 grade door

### Strata Fees

\$225.50/month

### Property Taxes

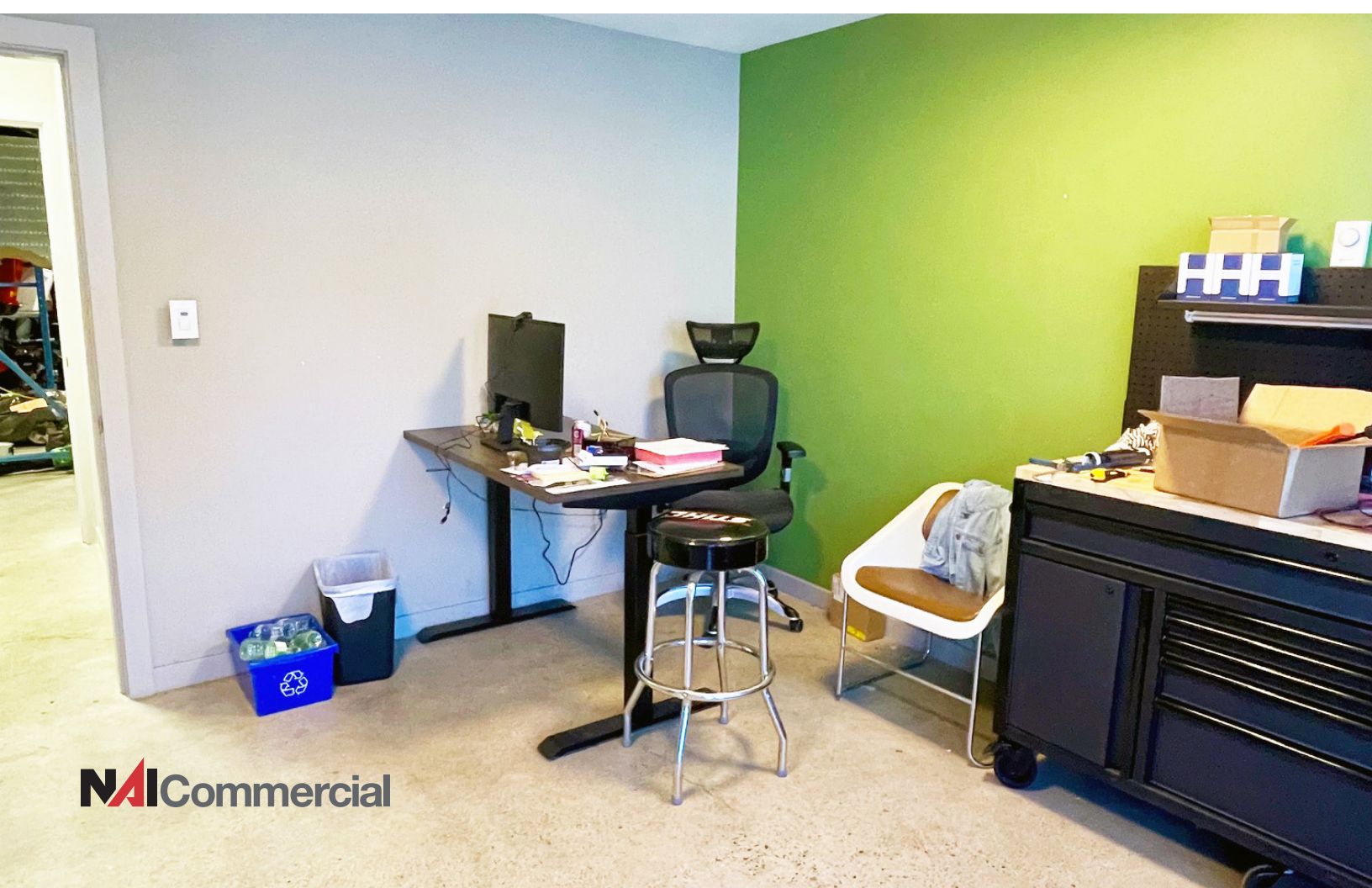
\$7,129.34 (2025)

### Availability

Vacant possession for Feb 1<sup>st</sup>, 2026

### Price

\$1,085,000 \$973,000





**RIVERWAY  
GOLF COURSE**

**BIG BEND CROSSING**

**MARINE WY**

**MARINE WAY MARKET**

**BYRNE RD**

**4663  
BYRNE**

- MARINE WAY MARKET / BIG BEND CROSSING (4-MIN DRIVE)**
- ▶ Canadian Tire
  - ▶ Mark's
  - ▶ London Drugs
  - ▶ Cactus Club Cafe
  - ▶ McDonald's
  - ▶ Pokerrito
  - ▶ Tim Hortons
  - ▶ Vancity
  - ▶ Starbucks
  - ▶ Save-On-Foods
  - ▶ BCLIQUOR
  - ▶ TD Canada Trust
  - ▶ Little Minh's Kitchen
  - ▶ Mucho Burrito
  - ▶ Kin's Farm Market
  - ▶ White Spot
  - ▶ Dollarama
  - ▶ PetSmart
  - ▶ Boston Piza
  - ▶ Winners & HomeSense
  - ▶ Michael's
  - ▶ Nando's
  - ▶ Staples
  - ▶ Sungiven Foods



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