



# FOR SALE

## OFFICE / WAREHOUSE – BY COMPANY SHARE SALE #106 - 3855 Henning Drive, Burnaby, B.C.



**LOCATION:** Bridge Business Center is primely situated in the Boundary Road and Lougheed Highway area of Burnaby, 1/2 block from the Gilmore Sky Train station. Widely considered to be the geographical center of Metro Vancouver, Bridge Business Park offers easy access to all key business markets via Skytrain, the Trans Canada Highway and the Lougheed Highway.

**AREA:** Main Floor Office/Warehouse: 1,572 sq. ft.  
Second Floor Office: 950 sq. ft.  
Total: 2,522 sq. ft.

### FEATURES:

Main floor Office/Showroom	Second Floor Office	Main Floor Warehouse
<ul style="list-style-type: none"> <li>* Excellent window exposure for natural light</li> <li>* Air conditioning</li> <li>* Large open general office area</li> <li>* One (1) private office</li> <li>* T Bar ceiling and lighting</li> <li>* Coffee bar and sink</li> <li>* 1 Handicap accessible washroom</li> </ul>	<ul style="list-style-type: none"> <li>* Excellent window exposure for natural light</li> <li>* Air conditioning</li> <li>* Large open general office area</li> <li>* One (1) private office</li> <li>* One (1) large board room</li> <li>* T Bar ceiling and lighting</li> </ul>	<ul style="list-style-type: none"> <li>* 19 ft. clear ceiling heights</li> <li>* Grade level loading door</li> <li>* Overhead gas unit heating</li> <li>* 3 phase 100 amp service</li> </ul>

**PARKING:** Five (5) assigned parking stalls plus loading area

**PROPERTY TAX:** \$10,851.16 (2017)

**STRATA FEE:** \$563.18 per month

**SALE PRICE:** \$1,399,000.00

**For Further Information, Please Contact:**

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