



FOR SALE

#154 - 5489 Byrne Road, Burnaby, B.C.



Location: The unit is primly located in **Riverway Business Park** on Marine Way and Byrne Road, a high volume intersection directly across from Marine Way Market and Big Bend Shopping Centre which will host approximately 600,000 sq. ft. of retail services.

Area: Main Floor Office/Warehouse: 1,507 square feet
Second Floor Office: * 1,613 square feet
Total: 3,120 square feet

Zoning: M-5

Building Features:

Main Floor Office	Main Floor Warehouse	Second Floor Office*
-Reception area -Private work area -Boardroom/private office -Excellent lighting -1 handicapped accessible washroom -Coffee bar & sink	-Grade level loading -3 phase electrical service -10' ft. clear ceiling heights -10' * 10' great level loading door	-View overlooking Riverway Golf Course & Habitat area -Air conditioning throughout -4 private offices -Open office area -2 skylights -Coffee bar & sink -1 washroom -High quality finishings

***Investment Income:** Second floor office is leased out for five (5) years to Ross & Company Interior Decorators. Triple Net Income is \$24,195.00 per year. Lease expires Sept 30. 2023

Parking: Four (4) parking stalls plus loading area: Three (3) parking stalls for second floor office and one (1) stall plus loading door for main floor office

Strata Fee: \$379.38 per month

Property Tax: \$8,887.95 (2017)

Sale Price: \$1,229,000

For Further Information, Please Contact:

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