



# FOR LEASE

HIGH EXPOSURE  
OFFICE/RETAIL/SHOWROOM/WAREHOUSE

**#102 – 5950 IMPERIAL STREET, BURNABY**



For Further Information, Please Contact:

PETER HALL PREC\* / BRADEN HALL / STEVE HALL - RE/MAX CENTRAL

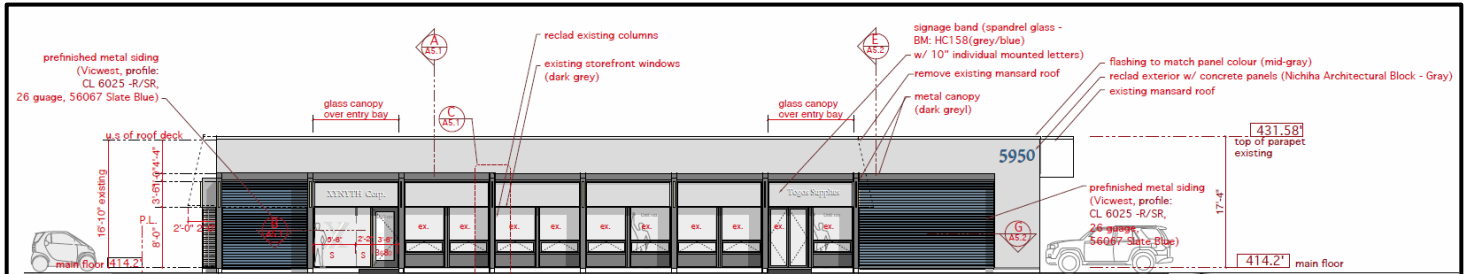
\*Personal Real Estate Corporation

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**Location:** Centrally located on Imperial Street just off of Kingsway Avenue, this unique property enjoys quick and easy access to all of Metro Vancouver via numerous main arterial routes. Offering exposure and design, this space suites numerous retail, showroom and warehouse businesses.

**Zoning:** C-4 providing a wide range of uses

**Area:** 3,777 square feet

**Features:**

- Newly renovated high quality building
- Excellent exposure onto Imperial Avenue
- Window frontage for an abundance of natural light
- 14' clear ceiling heights
- One (1) private office
- Two (2) H/C washrooms
- Two (2) 10'x14' loading doors
- Two (2) overhead natural gas unit heater
- 3 phase 100 amp service
- Excellent lighting throughout

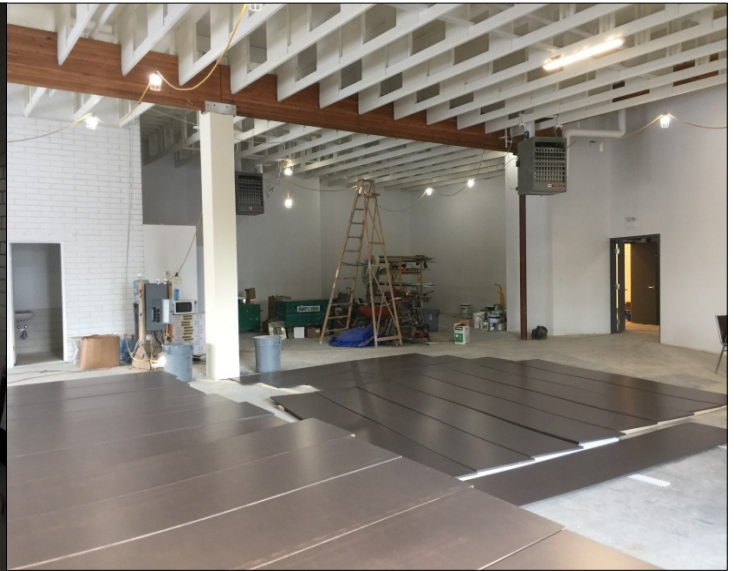
**Parking:** Five (5) onsite parking stalls plus excellent street parking

**Lease Rate:** \$22.00 per sq. ft. plus G.S.T. (or) \$6,924.50 per month plus G.S.T.

**Operating Costs & Property Taxes:** \$6.88 per sq. ft. plus G.S.T. (or) \$2,165.48 per month plus G.S.T.

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