

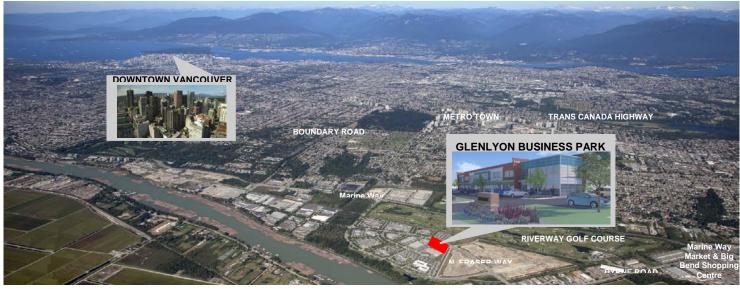
## **FOR SALE**

## **GLENLYON CENTRE**

**NEW OFFICE/WAREHOUSE UNIT** 

#107 - 5108 NORTH FRASER WAY, BURNABY, BC





## FOR SALE - GLENLYON CENTRE #107 – 5108 NORTH FRASER WAY, BURNABY, BC

**LOCATION:** Glenlyon Centre is located on North Fraser Way in Burnaby's newest and

most desirable multi-purpose business address. This prime central Metro Vancouver location offers your business all amenities and convenience within a spectacular urban setting. Features include a water front park and walkway, shopping & banking close by, excellent access to Marine Way, The Richmond Connector, The Trans Canada Highway, The South Fraser Perimeter Road, Downtown Vancouver and the Vancouver

International Airport.

**ZONING:** CD M2 / M5 - Office, Office/Wholesale/Warehouse, Film Production

AREA: Second Floor Office: 698 sq. ft.
Main Floor Warehouse: 1,239 sq. ft.

Total: 1,937 sq. ft.

FEATURES: Second Floor Office

Excellent glazing providing an abundance of natural light
Two (2) private offices
Open area work plan
28 ounce carpeting

- One (1) skylight - Coffee bar and sink

- One (1) fully finished washroom

**Main Floor Warehouse** 

- Rear warehouse with grade loading

- 10' ft. to 19' ft. clear ceiling heights

- 3 phase, 208 volt, 100 amp electrical supply

supply

- One (1) handicap accessible

washroom

- One (1) skylight

**PARKING:** Four (4) parking stalls including loading door

**SALE PRICE**: \$839,000.00

**STRATA FEES &** 

**PROPERTY TAXES:** \$5.50 per sq. ft. per year (approx.) plus G.S.T.

## FOR FURTHER INFORMATION, PLEASE CONTACT:

**BRADEN HALL & STEVE HALL** 

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