



FOR SALE

GLENLYON CENTRE

NEW OFFICE/WAREHOUSE UNIT

#107 – 5108 NORTH FRASER WAY, BURNABY, BC



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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:	<u>1,239 sq. ft.</u>
Total:	1,937 sq. ft.

FEATURES:

<u>Second Floor Office</u>	<u>Main Floor Warehouse</u>
- Excellent glazing providing an abundance of natural light	- Rear warehouse with grade loading
- Two (2) private offices	- 10' ft. to 19' ft. clear ceiling heights
- Open area work plan	- 3 phase, 208 volt, 100 amp electrical supply
- 28 ounce carpeting	- One (1) handicap accessible washroom
- One (1) skylight	- One (1) skylight
- Coffee bar and sink	
- One (1) fully finished washroom	

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

DAVIES/HALL - RE/MAX CENTRAL

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