



# FOR SALE

## OFFICE / WAREHOUSE

### #2 - 3871 NORTH FRASER WAY, BURNABY, B.C.



**Location:** This complex is located in the highly desirable Marine Way Business Park in South Burnaby. The premises is only 5 minutes from Metrotown, 25 minutes from Downtown Vancouver and 15 minutes from the Vancouver Airport (YVR). All locations in Metro Vancouver are all easily accessible from this excellent location.

**Zoning:** M3

**Area:** Main Floor Office Warehouse: 2,438 sq. ft.  
 Second Floor Office: 762 sq. ft.  
 Total: 3,200 sq. ft.

**Features:**

Main Floor Office/Warehouse	Second Floor Office
<ul style="list-style-type: none"> <li>- Two (2) private offices</li> <li>- New LED lighting throughout warehouse</li> <li>- Handicapped accessible washroom</li> <li>- 11' to 22' clear ceiling heights</li> <li>- 10' x 12' grade level loading door</li> <li>- Three (3) phase power</li> <li>- Blinds in windows</li> <li>- Roof replaced 10 years ago</li> <li>- Two (2) natural gas unit heaters</li> </ul>	<ul style="list-style-type: none"> <li>- Excellent window frontage for an abundance of natural light</li> <li>- One (1) private office</li> <li>- Open floor plan</li> <li>- Fluorescent lighting with T-bar ceiling</li> <li>- Blinds in windows</li> <li>- One (1) washroom</li> </ul>

**Sale Price:** \$1,500,000.00

**Strata Fees:** \$479.48 per month plus G.S.T.

**Property Taxes:** \$11,720.35 (2019)

**Parking:** Three (3) assigned parking stalls in front plus one (1) in front of bay door and common area available

**Available:** Immediately

**For Further Information, Please Contact:**  
**PETER HALL PREC\*/ STEVEN HALL / BRADEN HALL - RE/MAX CREST**

\*Personal Real Estate Corporation

Telephone: (604) 718-7300

E-Mail: peter@davieshall.ca / steve@davieshall.ca / braden@davieshall.ca

Website: www.davieshall.ca

