



FOR SALE
OFFICE/WAREHOUSE
#101 – 4288 LOZELLS AVENUE, BURNABY, BC



- LOCATION:** Lakeview Business Park is located on the North Side of Burnaby Lake, one block from the corner of Winston Street and Lozells Avenue. Access is extremely efficient to all key market areas from either the Trans-Canada Highway or the Lougheed Highway, both just short drives from the property.
- ZONING:** M-5 Business Park providing a broad range of service, commercial, light industrial and office uses.
- AREA:** 931 sq. ft.
- FEATURES:**
- 12' clear ceiling heights
 - 7'8" x 10' grade loading door
 - Fully sprinklered
 - One handicap accessible washroom
 - Fluorescent lighting
 - 3 phase 100 amp service
- PARKING:** Two (2) assigned parking stalls including loading door, plus abundant street parking available
- PROPERTY TAXES:** \$4,578.81 (2019)
- STRATA FEE:** \$140.00 per month plus GST *approximately*
- SALE PRICE:** \$510,000.00

For Further Information, Please Contact:
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