



**FOR SALE**  
OFFICE / RETAIL  
**3819 SUNSET STREET, BURNABY, BC**



- LOCATION:** Located less than a minute away from Boundary Road and less than a block away from Burnaby General Hospital, this property has excellent exposure to pedestrian and arterial traffic flows. The building with excellent glass frontage and a street level retail entrance is ideal for medical, dental, laboratory and retail walk in businesses.
- AREA:** 878 sq. ft.
- ZONING:** C-1
- FEATURES:**
- Nicely renovated
  - Open area concept plan
  - HVAC heat pump system
  - Concrete floors
  - Coffee bar and sink
  - Private washroom
  - Large storage locker in common area
  - Abundance of meter parking on the street
- PARKING:** Three (3) underground parking stalls, one (1) outdoor parking stall at rear.
- STRATA FEES:** \$390.00 per month plus GST
- PROPERTY TAXES:** \$3,964.80 (2020)
- SALE PRICE:** \$975,000.00
- AVAILABLE:** Immediately

**For Further Information, Please Contact:**  
**PETER HALL PREC\* / BRADEN HALL / STEVE HALL - RE/MAX CREST**  
*\*Personal Real Estate Corporation*  
**Telephone: (604) 718-7300 / Facsimile: (604) 718-7307**  
**E-Mail: peter@davieshall.ca / braden@davieshall.ca / steve@davieshall.ca**  
**Website: [www.davieshall.ca](http://www.davieshall.ca)**

