

FOR SALE

PRIME CORNER OFFICE UNITS

3989 HENNING DRIVE, BURNABY, BC



LOCATION:

This office building is primely located ½ block from the Gilmore Skytrain station at the corner of Gilmore Avenue and Henning Drive in the prestigious Bridge Business Park. Bridge Business Park is conveniently located at the intersection of Boundary Road, Lougheed Highway and Gilmore Avenue, providing an unsurpassed level of accessibility to the Greater Vancouver area via the Trans-Canada Highway, the Lougheed Highway and the Gilmore Skytrain Station.

ZONING:

M-5 - allowing for a wide range of office uses.

AREA:

<u>Unit #</u>	<u>Survey Measurements</u>	<u>Architectural Measurements</u>
#104	2,060 sq. ft.	2,068 sq. ft.
#203/204	3,361 sq. ft.	3,405 sq. ft.
Total	5,421 sq. ft.	5,473 sq. ft.

FEATURES:

- Corner units with Excellent glazing
- Air-conditioning throughout
- Reception area
- Open work areas
- Boardrooms
- Private offices
- Lunchroom
- Four (4) washrooms

Note: Tenant will renovate space at Tenants cost

PARKING:

#104: Four (4) parking stalls
#203/204: Six (6) parking stalls

TENANCY:

Vacant Possession

MONTHLY FEES:

<u>Unit #</u>	<u>Property Taxes (2020)</u>	<u>Strata Fees</u>
104	\$730.00 plus GST	\$500.00 plus GST
203/204	\$1,097.00 plus GST	\$818.00 plus GST

SALE PRICE:

Unit #104: \$1,599,000.00
Unit #203/204: \$2,599,000.00
Combined Total: \$4,198,000.00

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



June, 2021

IMPORTANT NOTE

#104, #203, #204 – 3989 Henning Drive, Burnaby, BC

Due to numerous High-Rise Multi-Family excavations in the Henning Drive/Lougheed Highway area, the water tables in the Bridge Lands and surrounding area have been lowered below historical levels which, in the future, may effect the Bridge Lands areas sewer pipes, water lines, gas pipes, sidewalks and parking lots.

The City of Burnaby, The Highways Department, Individual Private Land Owners and Strata Corporations have all hired Engineers to monitor the situation.