



FOR SALE

OFFICE / SHOWROOM / WAREHOUSE A1 - 5279 STILL CREEK AVENUE, BURNABY, BC

**THE LOCATION:**

The subject property is situated in the Still Creek Industrial Area of North Burnaby, a Light Industrial Office Warehouse area, which enjoys quick and easy access to all points in the Lower Mainland via The Trans-Canada and The Lougheed Highways. Still Creek Avenue has been recently upgraded to 4 lanes and now provides direct access west to Willingdon Avenue and Brentwood Town Centre.

ZONING:

M-2: Light Industrial, allowing for light manufacturing, assembly, warehousing, wholesale and office.

AREA:

Main Floor Office/Showroom:	640 sq. ft.
Second Floor Office:	665 sq. ft.
Main Floor Warehouse:	<u>1,581 sq. ft.</u>
Total:	2,886 sq. ft.

FEATURES:

Main Floor Office/Showroom	Second Floor Office	Main Floor Warehouse
<ul style="list-style-type: none"> - Lots of windows for natural light - Open area reception and work area - Coffee bar (no sink) - One (1) handicap accessible washroom - Security bars in windows 	<ul style="list-style-type: none"> - Lots of windows for natural light - Open area plan - One (1) private office - One (1) private washroom - Coffee bar (sink can be added) 	<ul style="list-style-type: none"> - Grade level loading 10' x 14' (approx.) - 20' clear ceiling heights - Gas fired heater unit - 3 phase 100 AMP electrical service - Racking systems can be provided should Tenant like

PARKING:

Four (4) parking stalls plus loading bay plus visitor parking

STRATA FEE:

\$2.26 per sq. ft. plus GST (or) \$543.23 per month plus GST

PROPERTY TAX:

\$2.84 per sq. ft. plus GST (or) \$683.04 per month plus GST

SALE PRICE:

\$2,020,200.00

INVESTMENT INCOME:

The Tenant base rent is \$40,404.00 per year triple net. Included in the price the Landlord will buy the Lease Rate up to market value at \$21.00 per sq. ft. or \$60,606.00 per year Triple Net. Lease expires February 28, 2024 – no further Tenant option periods

For Further Information, Please Contact:

PETER HALL PREC*/ BRADEN HALL / STEVE HALL - RE/MAX CREST

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