



FOR SALE

RIVER FRONT OFFICE/WAREHOUSE #108 - 8988 FRASERTON COURT, BURNABY, BC



LOCATION:

The subject property is located in Eagles Landing Business Park near the intersection of Marine Way and Boundary Road in South Burnaby. Widely considered the geographical centre for office and light industrial activity in Metro Vancouver, Eagles Landing Business Park enjoys quick easy access to all major transportation networks, nearby commercial cores and the rapidly expanding communities of Vancouver, Burnaby, Richmond, Delta, Surrey and Coquitlam.

ZONING:

M5

AREA:

Main Floor: 1,455 sq. ft.
Second Floor: 1,034 sq. ft.
Total: 2,489 sq. ft.

FEATURES:

Main Floor Office/Showroom

- One (1) boardroom
- One (1) private office
- One (1) washroom
- Shower room
- Coffee bar & sink

Second Floor Office

- Fully air-conditioned
- Two (2) private offices
- Kitchen
- One (1) washroom
- Abundance of natural light

Warehouse

- 9 ft. x 22' ft. warehouse with high ceilings
- 9' ft. x 10' ft. grade level loading door
- Overhead natural gas unit heater
- 14' ft. x 22' ft. structural mezzanine for storage

PARKING:

Excellent common area parking on site

STRATA FEE:

\$1.60 per sq. ft. plus GST (or) \$331.02 per month plus GST

PROPERTY TAX:

\$3.49 per sq. ft. plus GST (or) \$724.78 per month plus GST

SALE PRICE:

\$1,729,000.00

VACANT POSSESSION: 60 days notice to Tenant

For Further Information, Please Contact:

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

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