



## FOR SALE

### HIGH QUALITY CORNER OFFICE SPACE #121 – 3823 HENNING DRIVE, BURNABY, BC



- LOCATION:** **Bridge Business Park** is primely situated in the Boundary Road and Lougheed Highway area of Burnaby. Widely considered to be the geographical centre of Greater Vancouver, Bridge Business Park offers easy access to all key business markets via the Trans-Canada Highway, Lougheed Highway and the Gilmore Skytrain Station which is an easy 5 minute walk away.
- ZONING:** M-5
- AREA:** 2,603 square feet
- FEATURES:**
- Corner unit with an abundance of natural light
  - Main floor unit
  - Air-conditioning throughout
  - Reception
  - Nine (9) private offices
  - Large meeting room
  - Coffee bar and sink
  - Two (2) handicap accessible washrooms
- PARKING:** Five (5) parking stalls
- STRATA FEES:** \$571.03 per month plus GST
- PROPERTY TAXES:** \$17,155.17 (2021)
- SALE PRICE:** \$1,998,000.00
- TRIPLE NET INCOME:** \$45,955.00 per year plus GST – Existing Lease expires June 30, 2024. Landlord will buy the rent up to market value for balance of the Lease term. Tenant has option to renew for an additional term of five (5) years

**For Further Information, Please Contact:**

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

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