

FOR SALE

HIGH QUALITY CORNER OFFICE

#213 - 3993 HENNING DRIVE, BURNABY, BC



LOCATION:

This office space is primely located ½ block from the Gilmore Skytrain station in the prestigious Bridge Business Park which 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 light industrial and outright office uses.

AREA:

1,521 square feet

FEATURES:

- Second floor unit with abundance of natural light
- Air-conditioning throughout
- Open area reception
- Four (4) private offices
- Coffee bar & sink
- Printer & Photocopy room
- One (1) ensuite washroom

PARKING:

Three (3) parking stalls

STRATA FEES:

\$5.87 per sq. ft. plus GST (or) \$745.16 per month plus GST

PROPERTY TAXES:

\$5.99 per sq. ft. plus GST (or) \$759.52 per month plus GST

SALE PRICE:

\$1,138,000.00

For Further Information, Please Contact:

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

**Personal Real Estate Corporation*

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