



FOR SALE – CORNER UNIT

RIVERWAY BUSINESS PARK

#151 - 5489 BYRNE ROAD, BURNABY, BC



LOCATION:

This office and warehouse unit is primly located in **Riverway Business Park** just off of Marine Way and Byrne Road, a high volume intersection directly across from Marine Way Market and the Big Bend Shopping Centre which hosts approximately 600,000 sq. ft. of retail services including Cactus Club, VanCity, TD Canada Trust, Canadian Tire, Starbucks and Tim Hortons. This property also enjoys quick and easy access to all major transportation networks linking your company to all of Metro Vancouver's key business markets.

ZONING:

M-5

AREA:

1,945 sq. ft.

FEATURES:

- Excellent window frontage for natural light
- Fully air-conditioned office and showroom
- Fully sprinklered
- Blinds and bars in windows
- One (1) 8 x 8 loading door
- 10' clear ceiling heights
- One (1) coffee bar and sink
- One (1) handicap accessible washroom

PARKING:

Four (4) parking stalls

STRATA FEE:

\$2.11 per sq. ft. plus GST (or) \$343.34 per month plus GST

PROPERTY TAX :

\$4.89 per sq. ft. plus GST (or) \$793.34 per month plus GST (2022)

SALE PRICE:

\$1,298,000.00

AVAILABLE:

January 1, 2023

For Further Information, Please Contact:

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

**Personal Real Estate Corporation*

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