

FOR SALE – HIGH EXPOSURE

OFFICE/WAREHOUSE/MANUFACTURING SPACE WITH VIEWS

3865 1st AVENUE AND 1685-1687 INGLETON AVENUE, BURNABY, BC



For Further Information, Please Contact:
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FOR SALE

3865 1st AVENUE AND 1685-1687 INGLETON AVENUE BURNABY, BC

LOCATION: The subject property is primely located in the highly desirable North Burnaby Industrial District just one (1) block from Boundary Road at the corner of First Avenue and Ingleton. This central location enjoys excellent access to all parts of Metro Vancouver via the Trans-Canada Highway, Lougheed Highway and the Gilmore Skytrain Station

ZONING: M-3

SITE AREA: 18,600 sq. ft.

BUILDING AREA: 20,328 sq. ft.

	<u>3865 1st Avenue</u>	<u>1685 Ingleton Avenue*</u>	<u>1687 Ingleton Avenue</u>
Main Floor Office:	720 sq. ft.	1,200 sq. ft.	N/A
Second Floor Office:	3,199 sq. ft.	N/A	2,453 sq. ft.
Main Floor Warehouse:	<u>9,360 sq. ft.</u>	<u>3,396 sq. ft.</u>	<u>N/A</u>
Total:	13,279 sq. ft.	4,596 sq. ft.	2,453 sq. ft.
FEATURES:	Main Floor Office/Warehouse <ul style="list-style-type: none"> - Covered Dock and Grade level loading - Secured - 600 amp service - 15' clear ceiling heights in high ceiling warehouse area (approx.) - Fully Sprinklered - Two (2) washrooms Second Floor Office <ul style="list-style-type: none"> - Excellent glazing for natural light - Fully air-conditioned - Six (6) private offices - One (1) large boardroom - Two (2) washrooms 	<ul style="list-style-type: none"> - Fully air-conditioned - Large reception area - Private offices - Large boardroom - Fully equipped lunchroom - Loading access through double main doors - Access to rooftop deck - Three (3) washrooms 	<ul style="list-style-type: none"> - Fully air-conditioned - Deck with northwest views of Downtown Vancouver and the North Shore Mountains - Wood beam ceilings with fluorescent lighting - Nine (9) private offices - One (1) boardroom - Coffee bar and sink - Two (2) washrooms

PARKING: Twenty-six (26) parking stalls plus loading bays plus parking off of side lane

PROPERTY TAX: \$3.62 per sq. ft. plus GST (or) \$6,132.28 per month plus GST

OPERATING COSTS: \$1.85 per sq. ft. plus GST (or) \$3,133.90 per month plus GST

SALE PRICE: \$14,339,000.00

NOTE: *1685 Ingleton is leased to Envo Drive Systems Inc. until September 30, 2025 at \$77,940 triple net with one 3-year option to renew

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