



FOR SALE

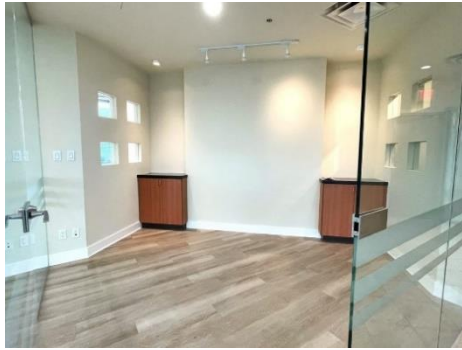
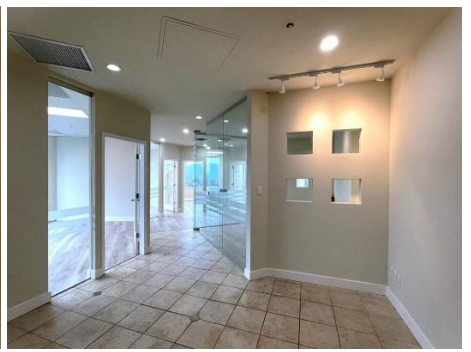
QUALITY CORNER OFFICE WITH SPECTACULAR VIEWS #601 - 4538 KINGSWAY, BURNABY, BC



- LOCATION:** The subject property is conveniently located along the Kingsway Corridor directly at the corner of Willingdon & Kingsway. The Metrotown Shopping Plaza is but a block away offering the convenience of being within walking distance from public transit, many restaurants and shops.
- AREA:** 1,306 sq. ft.
- ZONING:** CD, C3, P2
- FEATURES:**
- Corner Office offering expansive views
 - Very bright with 180 degree views of North Shore
 - Front reception area
 - Five (5) private offices
 - Air Conditioned
 - T-Bar Ceiling
 - Private Kitchenette
 - Common Area washrooms
- PARKING:** P3 level common area parking decal available for approximately \$130.00 per month plus applicable taxes
- STRATA FEE'S:** \$9.71 per sq. ft. plus GST (or) \$1,057.28 per month plus GST
- PROPERTY TAX:** \$8.64 per sq. ft. plus GST (or) \$940.32 per month plus GST (2022)
- SALE PRICE:** \$1,199,000.00
- INVESTMENT INCOME:** The unit is leased with a base rent that averages out to \$37,874.00 per annum on a Triple Net basis. The Lease commenced October 1, 2023 and expires September 30, 2026. The Tenant has the option to renew for another three (3) year term.

For Further Information, Please Contact:
PETER HALL PREC* / STEVE HALL / BRADEN HALL - RE/MAX Crest
***Personal Real Estate Corporation**
Telephone: (604) 718-7300 * Facsimile: (604) 718-7307
E-Mail: peter@davieshall.ca / steve@davieshall.ca / braden@davieshall.ca
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