



FOR SALE AND LEASE

QUALITY CORNER OFFICE WITH SPECTACULAR VIEWS

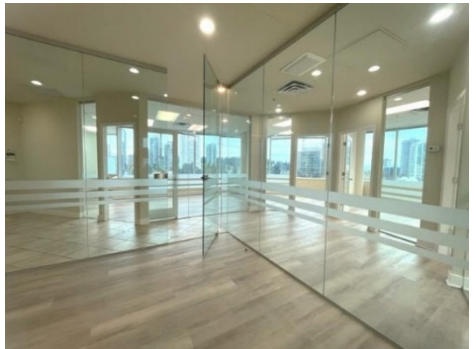
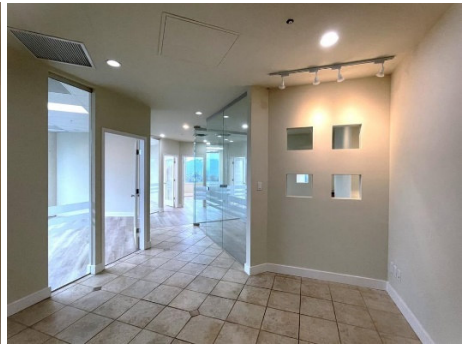
#601 - 4538 KINGSWAY, BURNABY, BC



- 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)
- LEASE RATE:** \$32.00 per sq. ft. plus GST (or) \$3,482.67 per month plus GST
- SALE PRICE:** \$1,199,000.00

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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