

## FOR SALE

### NEWLY RENOVATED OFFICE / SHOWROOM #101 – 2544 DOUGLAS ROAD, BURNABY, B.C.



**LOCATION:** Primely located near the intersection of Douglas Rd. & Still Creek and between Lougheed Highway and Trans Canada Highway this area is widely considered the geographic centre of the Lower Mainland allowing for very quick access to all major municipalities. The Holdom Sky Train station is within walking distance.

**ZONING:** M-2

**AREA:** Main Floor: 1,471 sq. ft.  
Second Floor: 1,491 sq. ft.  
Total: 2,962 sq. ft.

**FEATURES:**

<b>Main Floor Showroom</b>	<b>Second Floor Office</b>
- Newly renovated corner unit with open area design	- Lots of windows for natural light with views of the North Shore mountains
- Windows on three (3) sides for natural light	- Air-conditioned
- Air-conditioned	- T-Bar Ceiling and pre-engineered flooring
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- Server room	- Kitchen / Lunchroom 10 ft. x 13 ft.
- Sound room 9 ft. x 8 ft.	- Security alarm
- Security alarm	- Two (2) washrooms
- Two (2) washrooms	

**PARKING:** Five (5) parking stalls

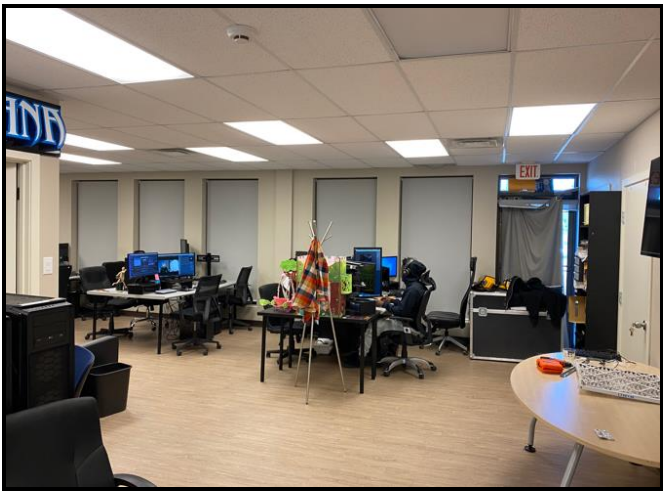
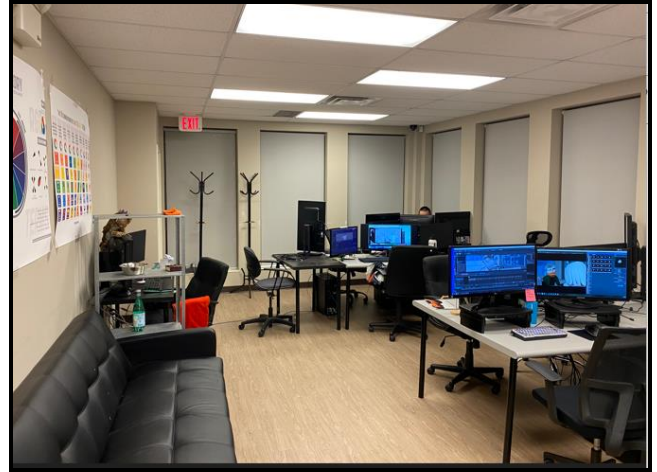
**STRATA FEE:** \$1.74 per sq. ft. plus GST (or) \$428.67 per month plus GST

**PROPERTY TAX:** \$4.10 per sq. ft. plus GST (or) \$1,012.66 per month plus GST

**SALE PRICE:** \$1,849,000.00

**For Further Information, Please Contact:**  
**BRADEN HALL / STEVE HALL / PETER HALL PREC\* - RE/MAX CREST**  
*\*Personal Real Estate Corporation*  
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