

FOR SALE

INVESTMENT

#407 – 6378 SILVER AVENUE, BURNABY, BC



- LOCATION:** Opportunity to purchase or lease in “The Centre at Sun Towers”, a high profile LEED Silver strata office space across the street from the large Metropolis at Metrotown and the Metrotown Skytrain Station. The building features on-site retail and numerous amenities, you do not want to miss out on this high-end office space.
- ZONING:** CD/C2
- AREA:** 887 sq. ft.
- FEATURES:**
- Open area office
 - HVAC throughout
 - Lots of windows providing an abundance of natural light
 - Board room/meeting room available for use
 - Five (5) common area balconies available for use
- PARKING:** One (1) parking stall
- STRATA FEE:** \$9.93 per sq. ft. plus GST (or) \$734.29 per month plus GST
- PROPERTY TAX:** \$10.49 per sq. ft. plus GST (or) \$775.52 per month plus GST
- SALE PRICE** \$1,065,000.00
- NET INCOME:** \$28,384.00 triple net per year until May 14, 2028 with one 2-year option to renew

For Further Information, Please Contact:
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