



FOR SALE

LAND ONLY – DEVELOPMENT SITE

4021 GRAVELEY STREET, BURNABY



- LOCATION:** Generally considered the center of Metro Vancouver, the subject property is primely located in the 1st Avenue corridor of North Burnaby providing quick and direct access to the commercial cores of Downtown Vancouver, The Amazing Brentwood, Metrotown and all major municipalities via the Trans-Canada Highway, the Lougheed Highway, Boundary Road and Marine Way. The Gilmore Skytrain Station is only a short walk away.
- ZONING:** M3 – Industrial permitting a broad range of wholesale, distribution and service uses including all M-2 and M-1 approved uses.
- LOT SIZE:** 6,600 square feet (50 x 132)
- FEATURES:**
- Level building lot
 - Excellent Hard Pan Soils (to be verified by the Buyer)
 - Preliminary plans for a 3,500 to 5,500 sq. ft. building
- PARKING:** Five (5) parking stalls and loading area
- PROPERTY TAX:** \$6,007.75 (2023)
- SALE PRICE:** \$2,300,000.00

For Further Information, Please Contact:
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