

FOR SALE / LEASE
SECOND FLOOR OFFICE
GLENLYON BUSINESS PARK
#211 – 5108 NORTH FRASER WAY, BURNABY, BC



LOCATION:

Glenlyon Centre is located on North Fraser Way in Burnaby's newest and most desirable multi-purpose business address. This prime central Metro Vancouver location offers your business all amenities and convenience within a spectacular urban setting. Features include a waterfront park and walkway, shopping & banking close by, excellent access to Marine Way, The Richmond Connector, The Trans-Canada Highway, The South Fraser Perimeter Road, Downtown Vancouver and the Vancouver International Airport.

ZONING:

CD M5

AREA:

1,748 sq. ft.

FEATURES:

- Fully air-conditioned
- Abundance of windows providing excellent natural light
- Pre-engineered flooring
- Painted walls and ceiling
- Excellent lighting
- Fully sprinklered
- Coffee bar & sink
- One (1) washroom

PARKING:

Five (5) designated parking stalls

STRATA FEE:

\$2.15 per sq. ft. plus GST (or) \$313.64 per month plus GST

PROPERTY TAX:

\$4.53 per sq. ft. plus GST (or) \$659.79 per month plus GST

LEASE RATE:

\$20.00 per sq. ft. plus GST (or) \$2,913.33 per month plus GST

SALE PRICE:

\$1,136,500.00

AVAILABLE:

October 1, 2024

For Further Information, Please Contact:

BRADEN HALL / STEVE HALL / PETER HALL PREC* - RE/MAX CREST

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