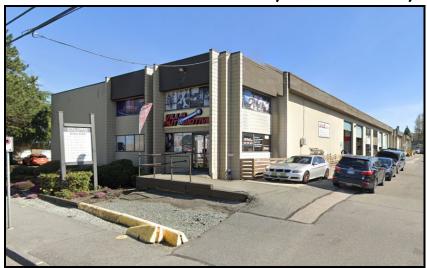


## **FOR LEASE**

## OFFICE/WAREHOUSE

## 5156 STILL CREEK AVENUE, BURNABY, B.C.



**LOCATION:** The building is located in the heart of The Still Creek industrial district of North

Burnaby. Primely situated between the Trans-Canada and Lougheed Highways, this property enjoys quick and efficient access to all market areas in the Lower

Mainland.

**ZONING:** M-2 Industrial allowing a wide range of industrial and service users.

**BUILDING AREA:** Office: 1,000 sq. ft.

Warehouse: <u>1,777 sq. ft.</u> Total: <u>2,777 sq. ft.</u>

**FEATURES:** - Concrete block construction

Window frontage for natural lightPrivate office/showroom area

- 18' clear ceilings- 12'x 16' loading door

- Natural gas heat in warehouse

- One (1) handicap accessible washroom

**PARKING:** Common area parking available on a first come first served basis

**LEASE RATE**: \$24.50 per sq. ft. plus G.S.T (or) \$5,669.71 per month plus G.S.T.

**OPERATING COSTS &** 

**PROPERTY TAXES:** \$7.46\* per sq. ft. plus G.S.T. (or) \$1,726.37\* per month plus G.S.T.

\*Not including Heat & Light

**AVAILABLE:** February 1, 2025

For Further Information, Please Contact:

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