



FOR SALE

SECOND FLOOR CORNER UNIT OFFICE #201-4268 LOZELLS AVENUE, BURNABY



- LOCATION:** Located in the center of Metro Vancouver in North Burnaby, Lakeview Business Park is on the North Side of Burnaby Lake, one block from the corner of Winston Street and Lozells Avenue. Access to all key Business markets is extremely efficient from either the Trans-Canada Highway or the Lougheed Highway, both just short drives from the property.
- ZONING:** M-5 Business Park providing a broad range of service, commercial, light industrial and office uses.
- AREA:** 1,513 square feet
- FEATURES:**
- Corner unit providing an abundance of natural light
 - High-end finishings
 - Carpeting and slate tile throughout
 - Fully air-conditioned
 - T-bar ceiling with parabolic & pot lighting
 - Large open work area
 - One (1) private office
 - Large boardroom
 - Granite counter-top kitchen with stainless steel appliances featuring fridge, microwave and dishwasher
 - One (1) full washroom with standing shower
 - Automatic blinds in all windows (except private office)
 - High speed fibre optic internet & fully Networked LAN with configured Data connections
- TO REMAIN AT TENANTS OPTION:**
- Fully furnished high quality office furniture
 - Large flat panel boardroom TV for presentations and meetings
- PARKING:** Three (3) parking stalls
- STRATA FEES:** \$2.32 per sq. ft. plus G.S.T. (or) \$292.71 per month plus G.S.T.
- PROPERTY TAXES:** \$7.28 per sq. ft. plus G.S.T. (or) \$917.77 per month plus G.S.T. (2024)
- SALE PRICE:** \$1,200,000.00
- AVAILABLE:** June 30th, 2025

For Further Information, Please Contact:

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

**Personal Real Estate Corporation*

E-Mail: braden@davieshall.ca / steve@davieshall.ca / peter@davieshall.ca

Telephone: (604) 718-7300 Website: www.davieshall.ca



