

FOR SALE

OFFICE / WAREHOUSE

#104 – 4238 LOZELLS AVENUE, BURNABY, B.C.



LOCATION: Lakeview Business Park is located on the North Side of Burnaby Lake, one block from the corner of Winston Street and Lozells Avenue. Access is extremely efficient to all key market areas from either the Trans-Canada Highway or the Lougheed Highway, both just short drives from the property

ZONING: M-5 providing a broad range of service, commercial, light industrial and office uses.

AREA:

Main Floor Office/Warehouse:	2,300 sq. ft.
Second Floor Office:	837 sq. ft.
Total:	3,137 sq. ft.

FEATURES:

Main Floor Office

- Open area office/reception
- Carpeting throughout
- Handicap accessible washroom

High Ceiling Warehouse

- Grade level loading
- 25' clear ceiling heights
- Natural gas heater
- 3 phase 100 amp electrical power (tenant to verify)

Second Floor Office

- Open area office/reception
- Two (2) private offices
- HVAC system
- Coffee bar and sink
- Carpeting throughout
- One (1) washroom

PARKING: Three (3) parking stalls out front of unit plus loading area at rear

STRATA FEE: \$1.79 per sq. ft. plus GST (or) \$468.55 per month plus GST

PROPERTY TAXES: \$6.38 per sq. ft. (or) \$1,668.68 per month

SALE PRICE: \$2,275,000.00

AVAILABLE: June 1, 2025

For Further Information, Please Contact:
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