



# FOR SALE

## OFFICE / WAREHOUSE

### #105 – 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.

<b>AREA:</b>	Main Floor Office:	900 sq. ft.
	Main Floor Warehouse:	1,400 sq. ft.
	Second Floor Office:	<u>988 sq. ft.</u>
	Total:	3,288 sq. ft.

**FEATURES:**

Main Floor Office

- Reception area
- Three (3) private offices with glass inserts
- Boardroom with glass inserts
- Laminate flooring throughout
- Coffee bar & sink
- One (1) handicap accessible washroom

Main Floor Warehouse

- One (1) large 12' ft. X 14' ft. grade level loading door
- 3 phase 100 amp electrical service
- 21' ft. clear ceiling heights
- Fully insulated walls
- Overhead Gas Unit Heater

Second Floor Office

- Large front windows providing an abundant source of natural light
- Two (2) private offices with glass inserts
- Open area floor plan
- T-bar ceiling and fluorescent lighting
- Carpeting throughout
- Coffee bar and sink
- One (1) washroom

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

**STRATA FEE:** \$1.71 per sq. ft. plus GST (or) \$468.55 per month plus GST

**PROPERTY TAXES:** \$6.20 per sq. ft. (or) \$1,698.93 per month (2024)

**SALE PRICE:** \$2,383,800.00

**TRIPLE NET INCOME:** *The second floor is Leased to Kerr Controls Inc. until May 31, 2027. Triple Net income is \$18,278.00 per annum.*

**For Further Information, Please Contact:**  
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