



FOR SALE

OFFICE / WAREHOUSE

#205 – 4288 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 Warehouse:	1,209 sq. ft.
Second Floor Office:	<u>1,209 sq. ft.</u>
Total:	2,418 sq. ft.

FEATURES:

<u>Main Floor Warehouse</u>	<u>Second Floor Office</u>
-One (1) 2-piece washroom	-Open reception area
-10' ft. clear ceiling heights	-Two (2) private offices
-10' ft. x 10' ft. loading door	-Boardroom
	-Lab space
	-Kitchenette
	-One (1) 2-piece washroom

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

STRATA FEE: \$1.22 per sq. ft. plus GST (or) \$245.22 per month plus GST

PROPERTY TAXES: \$5.50 per sq. ft. plus GST (or) \$1,107.83 per month plus GST (2024)

SALE PRICE: \$1,438,710.00

TRIPLE NET INCOME: *The premises is Leased to Raeyco Lab Equipment Systems Management Ltd. until July 31, 2029. Triple Net income presently averages at \$47,831.43 per annum.*

For Further Information, Please Contact:
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