

**FOR
SALE**

**#116 - 3989 HENNING DRIVE
BURNABY, BC**



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FOR SALE

NEWLY RENOVATED OFFICE/SHOWROOM/WAREHOUSE #116 - 3989 HENNING DRIVE, BURNABY, BC

LOCATION:

This building is primely located ½ block from the Gilmore Skytrain station at the corner of Gilmore Avenue and Henning Drive in the prestigious Bridge Business Park. Bridge Business Park is conveniently located at the intersection of Boundary Road, Lougheed Highway and Gilmore Avenue, providing an unsurpassed level of accessibility to the Greater Vancouver area via the Trans-Canada Highway, the Lougheed Highway and the Gilmore Skytrain Station.

ZONING:

M-5 - allowing for a wide range of office uses.

AREA:

Main Floor Showroom:	877 sq. ft.
High Ceiling Main Floor Warehouse:	515 sq. ft.
Second Floor Office:	877 sq. ft.
Second Floor Storage:	<u>173 sq. ft.</u>
Total:	2,442 sq. ft.

UNIT FEATURES:

Main Floor Showroom

- Air-conditioning
- Open area plan with lots of natural light
- Coffee bar & sink
- One (1) handicap accessible washroom
- Security system and security bars in windows

Main Floor Warehouse

- High ceilings
- Gas-fired overhead unit heater
- Grade level loading
- 3 phase 100 amp electrical power

Second Floor Office

- Air Conditioning throughout
- Open work area with one (1) skylight
- Two (2) private offices, one with corner windows
- Two (2) closets for coats and storage
- One (1) washroom

PARKING:

Two (2) parking stalls

STRATA FEE:

\$3.94 per sq. ft. plus GST (or) \$744.11 per month plus GST

PROPERTY TAX:

\$7.41 per sq. ft. plus GST (or) \$1,401.75 per month plus GST

SALE PRICE:

\$1,749,000.00

AVAILABLE:

Immediately

