

**FOR  
SALE**

**#105 – 4713 BYRNE ROAD  
BURNABY, BC**



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**FOR SALE**  
**OFFICE/WAREHOUSE**  
**#105 – 4713 BYRNE ROAD**  
**BURNABY, BC**

**LOCATION:**

Located in South Burnaby, the geographical centre of Metro Vancouver, this Office/Warehouse space offers your business all amenities and convenience within a spectacular urban setting. Surrounding amenities include a water front park & walkway, shopping & banking, plus excellent vehicle access to Marine Way, the Richmond Connector, the Trans-Canada Highway, the South Fraser Perimeter Road, Downtown Vancouver, Vancouver International Airport and the US Border.

**ZONING:** M-2

**AREA:** 1,649 square feet

**FEATURES:**

- 18' clear ceiling heights throughout
- One (1) 10' x 14' loading door
- Overhead gas unit heater
- Two (2) heavy jib cranes
- PVC sheet panels over drywall demising walls
- One (1) private washroom
- Second floor mezzanine storage

**PARKING:** Three (3) parking stalls on north side of property, plus access to three (3) stalls including loading door at front of unit

**STRATA FEE:** \$1.82 per sq. ft. plus GST (or) \$250.00 per month plus GST

**PROPERTY TAXES:** \$4.32 per sq. ft. plus GST (or) \$593.64 per month plus GST

**SALE PRICE:** \$998,000.00

**AVAILABLE:** Immediately

**For Further Information, Please Contact:**  
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