

**FOR
SUB-LEASE**

**#102 - 5950 IMPERIAL STREET
BURNABY**



BRADEN HALL

braden@davieshall.ca

(604)718-7302

STEVE HALL

steve@davieshall.ca

(604)718-7317

PETER HALL

PERSONAL REAL ESTATE CORPORATION

peter@davieshall.ca

(604)718-7303



FOR SUB-LEASE - HIGH EXPOSURE

OFFICE/RETAIL/SHOWROOM/WAREHOUSE

#102 - 5950 IMPERIAL STREET, BURNABY, BC

LOCATION:

Centrally located on Imperial Street just off of Kingsway Avenue, this unique property enjoys quick and easy access to all of Metro Vancouver via numerous main arterial routes. Offering exposure and design, this space suits numerous retail, showroom and warehouse businesses.

ZONING: C-4

AREA: 3,777 square feet

FEATURES:

- Newly renovated high quality building
- Excellent exposure onto Imperial Avenue
- Window frontage for an abundance of natural light
- 14' clear ceiling heights
- Two (2) 10'x14' loading doors
- Two (2) overhead natural gas unit heaters
- 3 phase 100 amp service
- Excellent lighting throughout
- Two (2) handicap accessible washrooms

PARKING: Five (5) onsite parking stalls plus excellent street parking

LEASE RATE: \$25.50 per sq. ft. plus GST (or) \$8,026.13 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$11.30* per sq. ft. plus GST (or) \$3,556.68* month plus GST

**Not including Heat and Light*

LEASE EXPIRY: October 31, 2029

AVAILABLE: Immediately