

FOR SALE

INVESTMENT #107 – 5108 NORTH FRASER WAY BURNABY, BC



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FOR SALE
INVESTMENT
#107 – 5108 NORTH FRASER WAY
BURNABY, BC

LOCATION:

Glenlyon Centre is located on North Fraser Way in Burnaby's most dynamic and desirable multi-purpose business address. This prime central Metro Vancouver location offers your business all amenities and convenience within a spectacular urban setting. Features include a waterfront park and walkway, shopping & banking close by, excellent vehicle access to Marine Way, The Richmond Connector, The Trans-Canada Highway, The South Fraser Perimeter Road, Downtown Vancouver and the Vancouver International Airport.

ZONING: CD M-5

AREA:	Main Floor Warehouse:	1,239 sq. ft.
	Second Floor Office:	<u>698 sq. ft.</u>
	Total:	1,937 sq. ft.

FEATURES:	<u>Main Floor Warehouse</u>	<u>Second Floor Office</u>
	- Rear warehouse with grade loading	- Excellent glazing providing an abundance of natural light
	- 10' to 19' clear ceiling heights	- Two (2) private offices
	- 3 phase, 208 volt, 100 amp electrical supply	- Open area work plan
	- One (1) handicap accessible washroom	- 28 ounce carpeting
	- One (1) skylight	- One (1) skylight
		- Coffee bar and sink
		- One (1) fully finished washroom

PARKING: Four (4) parking stalls including loading door

STRATA FEE: \$2.56 per sq. ft. plus GST (or) \$413.22 per month plus GST

PROPERTY TAX: \$7.63 per sq. ft. (or) \$1,231.80 per month (2026)

SALE PRICE: \$1,355,900.00

NET INCOME: \$32,928.96 Triple Net per year until October 31, 2031 with one 5-year option to renew

For Further Information, Please Contact:
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