

**FOR  
SALE / LEASE**

**#107 – 5108 NORTH FRASER WAY  
BURNABY, BC**



**BRADEN HALL**

**[braden@davieshall.ca](mailto:braden@davieshall.ca)**

**(604)718-7302**

**STEVE HALL**

**[steve@davieshall.ca](mailto:steve@davieshall.ca)**

**(604)718-7317**

**PETER HALL**

**PERSONAL REAL ESTATE CORPORATION**

**[peter@davieshall.ca](mailto:peter@davieshall.ca)**

**(604)718-7303**



**FOR SALE / LEASE**  
**OFFICE/WAREHOUSE**  
**#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

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

**FEATURES:**

Main Floor Warehouse

- Rear warehouse with grade loading
- 10' to 19' clear ceiling heights
- 3 phase, 208 volt, 100 amp electrical supply
- One (1) handicap accessible washroom
- One (1) skylight

Second Floor Office

- Excellent glazing providing an abundance of natural light
- Two (2) private offices
- Open area work plan
- 28 ounce carpeting
- One (1) skylight
- Coffee bar and sink
- One (1) fully finished washroom

**PARKING:** Four (4) parking stalls including loading door

**STRATA FEE:** \$2.44 per sq. ft. plus GST (or) \$393.54 per month plus GST

**PROPERTY TAX:** \$6.93 per sq. ft. (or) \$1,118.35 per month (2026)

**LEASE RATE:** \$22.00 per sq. ft. plus GST (or) \$3,551.17 per month plus GST

**SALE PRICE:** \$1,355,900.00

**AVAILABLE:** June 1, 2026

**For Further Information, Please Contact:**  
**BRADEN HALL / STEVE HALL / PETER HALL PREC\* - RE/MAX CREST**  
**\*Personal Real Estate Corporation**  
**Telephone: (604) 718-7300 Website: davieshall.ca**  
**E-Mail: braden@davieshall.ca / steve@davieshall.ca / peter@davieshall.ca**