

**FOR
SALE/LEASE**

**HIGH QUALITY OFFICE/WAREHOUSE
#105 – 3989 HENNING DRIVE
BURNABY, BC**



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 SALE/LEASE
HIGH QUALITY OFFICE/WAREHOUSE
#105 - 3989 HENNING DRIVE
BURNABY, B.C.

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

AREA: 2,112 square feet

FEATURES:

MAIN FLOOR WHOLESALE/SHOWROOM

- Street exposure
- Fully air-conditioned
- Carpeting throughout
- One (1) private office
- Coffee bar & sink
- One (1) washroom

MAIN FLOOR WAREHOUSE

- One (1) grade level loading door
- 3 phase 100amp electrical service
- 20 ft. clear ceiling heights
- One (1) washroom

SECOND FLOOR OFFICE

- Fully air-conditioned
- Large open work area
- Two (2) private offices
- Coffee bar & sink
- Fluorescent lighting
- T-Bar ceiling
- Carpeting throughout
- One (1) washroom

PARKING: Two (2) assigned parking stalls (#PS5 & #PS5) plus loading area at rear.

STRATA FEE: \$3.77 per sq. ft. plus GST (or) \$664.05 per month plus GST

PROPERTY TAXES: \$6.92 per sq. ft. (or) \$1,217.61 per month 2025

LEASE RATE: \$20.00 per sq. ft. plus GST (or) \$3,520.00 per month plus GST

SALE PRICE: \$1,419,000.00

AVAILABLE: Immediately

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