

FOR SALE

**OFFICE/SHOWROOM/WAREHOUSE
#115 – 8678 GREENALL AVENUE
BURNABY, B.C.**



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BURNABY, B.C.

LOCATION:

The subject property is primely located in South Burnaby just east of the intersection of Marine Way and Boundary Road and is widely considered the geographical centre of Metro Vancouver. This location offers excellent access to major transportation networks, nearby commercial cores and the rapidly expanding communities of Burnaby, Vancouver, Richmond, Surrey, Langley and the Tri Cities.

ZONING: M – 5

AREA:	Main Floor:	1,543 sq. ft.
	Second Floor Office:	<u>901 sq. ft.</u>
	Total:	2,444 sq. ft.

FEATURES:	<u>Main Floor Office</u>	<u>Main Floor Warehouse</u>	<u>Second Floor Office</u>
	- Security system	- Concrete floors	- Lots of windows for an abundant source of natural light
	- Private office	- Grade level loading	- Opening windows
	- Boardroom area	- High ceilings	- Open work area
	- Newly painted walls	- Structural mezzanine*	- Newly painted walls
	- New carpet	- Overhead natural gas unit heater	- New carpeting throughout
	- Plank flooring	- 3 Phase 100 amp electrical service	- One (1) washroom
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	- Coffee bar & sink		
	- Copier room		
	- Security bars in windows		
	- Complete security system		

PARKING: Common area parking stalls

STRATA FEE: \$2.14 per sq. ft. plus GST (or) \$436.16 per month plus GST

PROPERTY TAX: \$5.17 per sq. ft. (or) \$1,053.20 per month

SALE PRICE: \$1,529,000.00

AVAILABLE: Immediately

***NOTE:** *Non permitted second floor structural storage area (not included in square feet)*

For Further Information, Please Contact:
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