

**FOR
SALE**

**HIGH EXPOSURE CORNER OFFICE SPACE
#108 – 3855 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

HIGH EXPOSURE CORNER OFFICE SPACE

#108 – 3855 HENNING DRIVE

BURNABY, BC

LOCATION:

The building is primely located in Bridge Business Park, the geographical centre of Greater Vancouver providing an unsurpassed level of accessibility to all of Metro Vancouver's key business locations.

- Walking distance to the Gilmore Skytrain station
- Direct access to the Trans Canada Highway & Lougheed Highway
- A short drive or skytrain ride to The Amazing Brentwood shopping mall
- 15 minutes to Downtown Vancouver
- 20 minutes to 200th Street Langley
- 30 minutes to the US Border
- 30 minutes to Vancouver International Airport

ZONING: CD (M5/M2r)

AREA: 1,896 square feet all main floor area

FEATURES:

- Fully air-conditioned
- 200 amp power
- Ceramic tile flooring
- Pot track and fluorescent lighting
- Two (2) private offices
- Boardroom
- Carpeting throughout private office area
- One (1) washroom

NOTE: ***1,292 square feet of the space has operated as a café since 1992 and could continue as a café. A business license for café is to be verified with the City of Burnaby.***

PARKING: Four (4) parking stalls at front of unit

STRATA FEE: \$2.29 per sq. ft. plus GST (or) \$361.78 per month plus GST

PROPERTY TAX: \$8.65 per sq. ft. (or) \$1,367.48 per month (2025)

SALE PRICE: \$1,329,000.00

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