

**FOR
SALE/LEASE**

**OFFICE/WAREHOUSE
#115 – 5108 NORTH FRASER WAY
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
OFFICE / WAREHOUSE
#115 – 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 all of Greater Vancouver's most strategic business locations via Marine Way, Boundary Road, the Knight Street Bridge, the Richmond Connector, the Trans-Canada Highway, the South Fraser Perimeter Road and Highway 99.

ZONING: CD (M5)

AREA: 1,868 sq. ft.

FEATURES

Main Floor Office

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

Main Floor Warehouse

- Rear warehouse with grade loading
- 10 ft. clear ceiling heights
- 3 phase, 208 volt, 100 amp electrical supply
- Painted walls

PARKING: Four (4) parking stalls

STRATA FEE: \$2.44 per sq. ft. plus GST (or) \$380.42 per month plus GST

PROPERTY TAX: \$8.13 per sq. ft. (or) \$1,265.25 per month

LEASE RATE: \$20.00 per sq. ft. plus GST (or) \$3,113.33 per month plus GST

SALE PRICE: \$1,169,000.00

AVAILABLE: January 1, 2027

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