



# FOR SALE | INDUSTRIAL

## #117 - 3993 HENNING DRIVE

### BURNABY, BC

### Legal Description

STRATA LOT 17 DISTRICT LOT 118  
GROUP 1 NEW WESTMINSTER  
DISTRICT STRATA PLAN LMS3884  
TOGETHER WITH AN INTEREST  
IN THE COMMON PROPERTY  
IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA  
LOT AS SHOWN ON FORM 1

### PID

024-511-064

### Zoning

M-5 allowing for light industrial  
and outright office uses.

### Available Area\*

Main floor office	660 SF
Main floor warehouse	523 SF
Second floor office	640 SF
<b>Total</b>	<b>1,823 SF</b>

\*Approximate

### Parking

Three (3) parking stalls (2 in front,  
1 in rear loading area)

### Monthly Strata Fees

\$924.55

### Property Taxes

\$13,464.94 (2025)

### Asking Price

~~\$1,298,888~~ \$1,238,000

### Availability

Contact agents

### Location

The subject property is located within Burnaby's Bridge Business Park at the intersection of Gilmore Avenue and Lougheed Highway. This desirable location is situated approximately half a block from the Gilmore SkyTrain Station and offers convenient access to the Lougheed Highway and Trans-Canada Highway, providing efficient connectivity to key business markets throughout Metro Vancouver.

### Features

- ▶ Grade loading
- ▶ 19' clear ceiling height
- ▶ 3-phase power
- ▶ Private & open plan offices
- ▶ Skylight
- ▶ HVAC office areas
- ▶ Kitchenette
- ▶ Office/showroom on main floor with hardwood floors
- ▶ Two (2) washrooms - (H/C accessible on main floor)
- ▶ Separate entrances for main & second floor

