

**FOR  
SALE / LEASE**

**#107 – 5108 NORTH FRASER WAY  
BURNABY, BC**



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**FOR SALE / LEASE**  
**OFFICE/WAREHOUSE**  
**#107 – 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 Marine Way, The Richmond Connector, The Trans-Canada Highway, The South Fraser Perimeter Road, Downtown Vancouver and the Vancouver International Airport.

**ZONING:** CD M-5

**AREA:** Main Floor Warehouse: 1,239 sq. ft.  
Second Floor Office: 698 sq. ft.  
Total: 1,937 sq. ft.

**FEATURES:**

<u>Main Floor Warehouse</u>	<u>Second Floor Office</u>
- Rear warehouse with grade loading	- Excellent glazing providing an abundance of natural light
- 10' to 19' clear ceiling heights	- Two (2) private offices
- 3 phase, 208 volt, 100 amp electrical supply	- Open area work plan
- One (1) handicap accessible washroom	- 28 ounce carpeting
- One (1) skylight	- One (1) skylight
	- Coffee bar and sink
	- One (1) fully finished washroom

**PARKING:** Four (4) parking stalls including loading door

**STRATA FEE:** \$2.44 per sq. ft. plus GST (or) \$393.54 per month plus GST

**PROPERTY TAX:** \$6.93 per sq. ft. (or) \$1,118.35 per month (2026)

**LEASE RATE:** \$18.00 per sq. ft. plus GST (or) \$2,905.50 per month plus GST

**SALE PRICE:** \$1,355,900.00

**AVAILABLE:** Immediately

**For Further Information, Please Contact:**  
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