

**FOR
SALE**

**#123 &/OR #223 - 3989 HENNING DRIVE
BURNABY, BC**



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FOR SALE

OFFICE

#123 &/OR #223 - 3989 HENNING DRIVE, BURNABY, BC

LOCATION: This office building is primely located ½ block from the Gilmore Skytrain station at the corner of Gilmore Avenue and Henning Drive in the prestigious Bridge Business Park. Bridge Business Park is conveniently located at the intersection of Boundary Road, Lougheed Highway and Gilmore Avenue, providing an unsurpassed level of accessibility to the Greater Vancouver area via the Trans-Canada Highway, the Lougheed Highway and the Gilmore Skytrain Station.

ZONING: M-5 - allowing for a wide range of office uses.

AREA:

Unit #123:	1,287 sq. ft.
Unit #223:	<u>1,377 sq. ft.</u>
Total:	2,664 sq. ft.

FEATURES:

#123 – Main Floor Office

- Abundance of windows for natural light
- Excellent lighting throughout
- Fully air-conditioned space
- Open area reception
- Coffee bar and sink
- One (1) private washroom

#223 – Second Floor Office

- Abundance of windows for natural light
- Excellent lighting throughout
- Fully air-conditioned space
- Open area reception
- Four (4) private offices
- Boardroom
- Coffee bar and sink
- Two (2) private washrooms

PARKING: Three (3) parking stalls per unit; six (6) stalls in total.

STRATA FEE: Unit #123: \$4.08 per sq. ft. plus GST (or) \$437.71 per month
Unit #223: \$3.57 per sq. ft. plus GST (or) \$409.10 per month

PROPERTY TAXES: Unit #123: \$8.79 per sq. ft. plus GST (or) \$942.85 per month 2025
Unit #223: \$6.77 per sq. ft. plus GST (or) \$776.46 per month 2025

SALE PRICE: Unit #123: \$965,000.00
Unit #223: \$1,005,000.00
**Can be purchased together or separately*

RENTAL INCOME: *Unit #223 is leased to UPRX Group unit February 28,2026 for \$30,294.00 per annum Triple Net.*

AVAILABLE: Immediately