

**FOR
SALE**

**OFFICE/SHOWROOM/WAREHOUSE
#115 – 8678 GREENALL AVENUE
BURNABY, B.C.**



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

OFFICE/SHOWROOM/WAREHOUSE

#115 – 8678 GREENALL AVENUE

BURNABY, B.C.

LOCATION:

The subject property is primely located in South Burnaby just east of the intersection of Marine Way and Boundary Road and is widely considered the geographical centre of Metro Vancouver. This location offers excellent access to major transportation networks, nearby commercial cores and the rapidly expanding communities of Burnaby, Vancouver, Richmond, Surrey, Langley and the Tri Cities.

ZONING: M - 5

AREA:	Main Floor:	1,543 sq. ft.
	Second Floor Office:	<u>901 sq. ft.</u>
	Total:	2,444 sq. ft.

FEATURES:	<u>Main Floor Office</u>	<u>Main Floor Warehouse</u>	<u>Second Floor Office</u>
	- Security system - Private office - Boardroom area - Newly painted walls - New carpet - Plank flooring - One (1) washroom - Coffee bar & sink - Copier room - Security bars in windows - Complete security system	- Concrete floors - Grade level loading - High ceilings - Structural mezzanine* - Overhead natural gas unit heater - 3 Phase 100 amp electrical service	- Lots of windows for an abundant source of natural light - Opening windows - Open work area - Newly painted walls - New carpeting throughout - One (1) washroom

PARKING: Common area parking stalls

STRATA FEE: \$2.14 per sq. ft. plus GST (or) \$436.16 per month plus GST

PROPERTY TAX: \$5.17 per sq. ft. (or) \$1,053.20 per month

SALE PRICE: \$1,529,000.00

AVAILABLE: Immediately

***NOTE:** *Non permitted second floor structural storage area (not included in square feet)*

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