# FOR SALE OR LEASE | INDUSTRIAL 3736 & 3738 PARKER STREET BURNABY, BC





- ▶ 7,474 SF High Profile Freestanding Building
- ▶ 1st Avenue & Boundary Location
- Corner Lot (Parker Street & Douglas Road)



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## Location

The property is ideally located on the corner of Parker Street and Douglas Road in North Burnaby. The subject building is in a prime location steps from Boundary Road. This strategic location allows for easy access to the Trans-Canada and Lougheed Highways. A short distance to downtown Vancouver, this property is well located and central for many businesses.

### Zoning

M3 (Heavy Industrial) and R5 Residential District (Single & Two Family Dwellings)

#### **Available Area**

 Main floor
 3,708 SF

 Second floor
 3,766 SF

 Total
 7,474 SF

#### **Lot Size**

10,980 SF (0.25 acres)

# Age

1976

#### **Basic Rent**

\$18.00 PSF

# **Additional Rent**

\$7.15 PSF (2023)

#### **Total Rent**

\$15,664.26 per month + GST & utilities

## **Property Taxes**

\$41,650.38 (2022)

## **Assessed Value**

\$4,915,000

# **Asking Price**

\$5,199,000

# **Availability**

August 1, 2023

#### **Features**

- ► High exposure freestanding building
- ► Concrete block construction
- ▶ 9-10 parking stalls
- ▶ 12' warehouse ceiling height (approximate)
- ▶ 2 grade loading doors
- ► 3-phase electrical service
- ► Ample windows/natural light
- ► Ground floor showroom
- ► Easy access to Lougheed Highway and Highway 1
- ▶ 15 minutes to downtown Vancouver



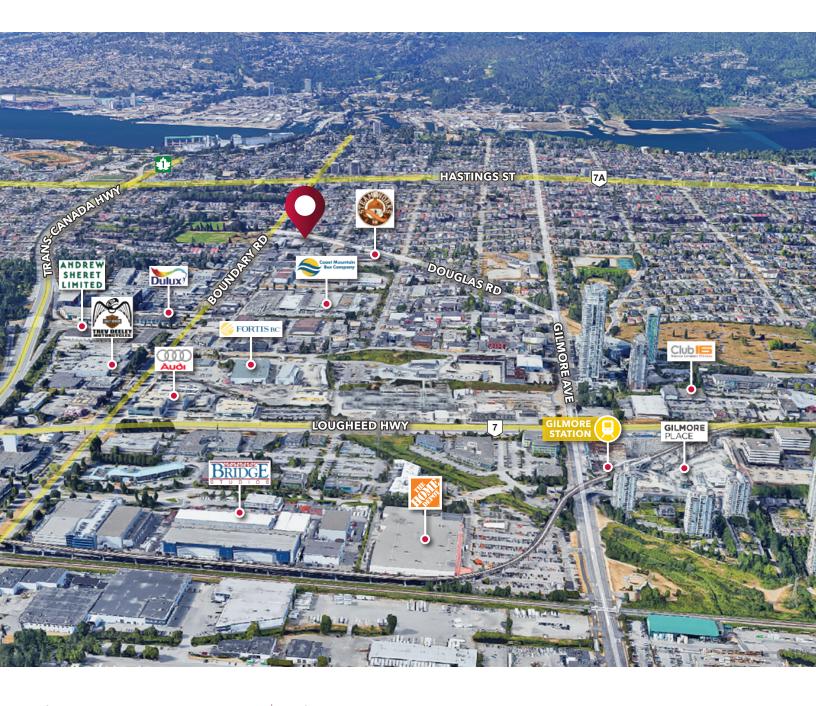












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