

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

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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

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CELEBRATING OVER  
**50**  
YEARS IN VANCOUVER





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)

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

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







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