For Sale

CBRE

UNIT 104

3855 Henning Drive

Burnaby, BC

Two Level Strata Lot Located In
Burnaby's Still Creek Business Park

Brayden Sangha
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The Opportunity

Unit 104 at 3855 Henning Drive presents an opportunity to acquire a two-level strata lot in Burnaby's Still Creek Business Park. The configuration spans two separated floors, offering the distinct ability to operate the property as one unit or as two completely independent functional spaces. This flexibility is supported by current tenancies that are highly adaptable, allowing the property to be delivered either fully vacant for an owner-occupier, fully leased as a stabilized investment, or partially leased for those looking to offset their mortgage with rental income.

Property Details

Unit 104

2nd Floor Office	1,645 SF
Warehouse	1,530 SF
Total	3,175 SF

Legal Description
Strata Lot 4, District Lot 118, Group 1, New Westminster District Strata Plan LMS2023 together with an interest in the common property in proportion to the entitlement of the strata Lot as shown on Form 1, PID 023-108-762

Property Tax
$18,888.29 (2025)

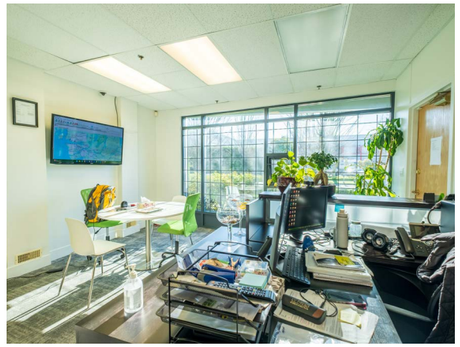
Strata Fee
$744.00 (2025)

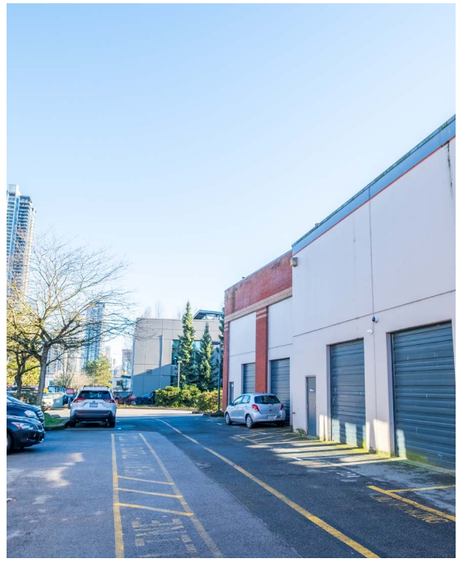
Zoning
C5, M5, M2R

Parking
6 stalls

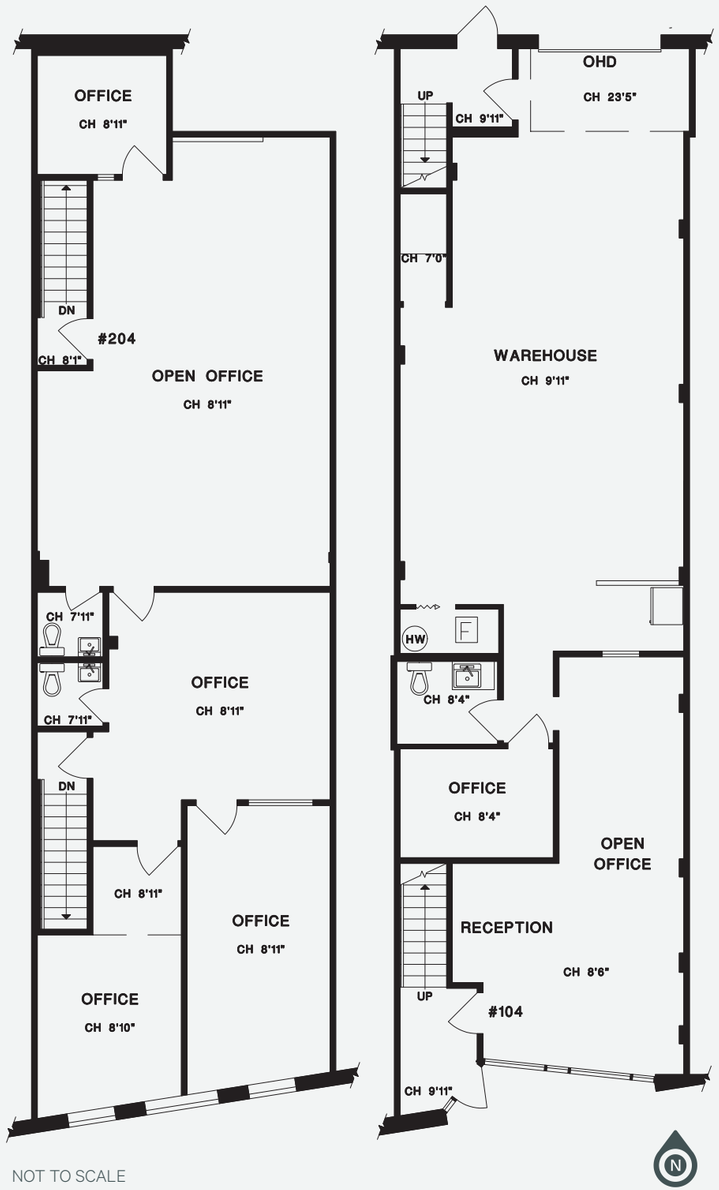
Year Built
1995

Asking Price
$2,395,000.00





Floor Plan



NOT TO SCALE

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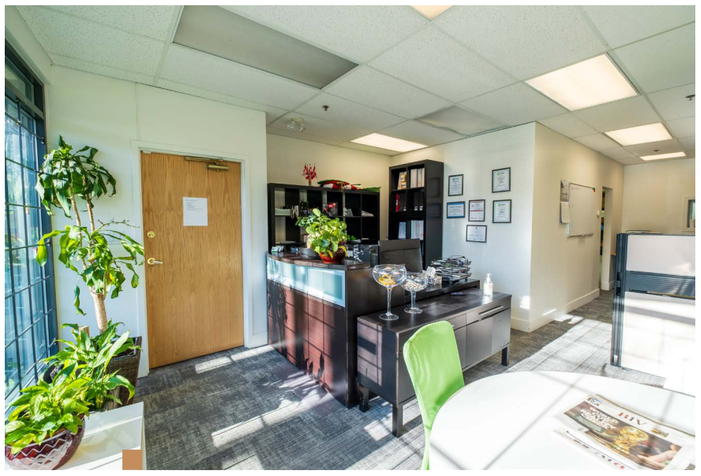
Two Separate Floors

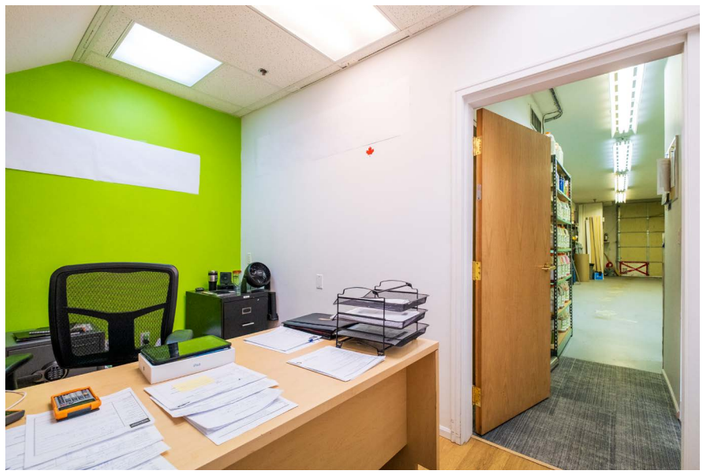
The **LOWER FLOOR** is currently tenanted by a restoration company and features a professional front office area transitioning into a functional rear warehouse, which is equipped with a grade-level loading door and 9'11" ceiling heights.

The **SECOND FLOOR** is currently leased for a piano teaching use, containing a versatile mix of open-concept work areas and built-out private offices. This level is fully self-contained with multiple washrooms and a dedicated kitchenette, making it ideal for professional services.

LOWER FLOOR OFFICE AREA

LOWER FLOOR OFFICE/WAREHOUSE





SECOND FLOOR

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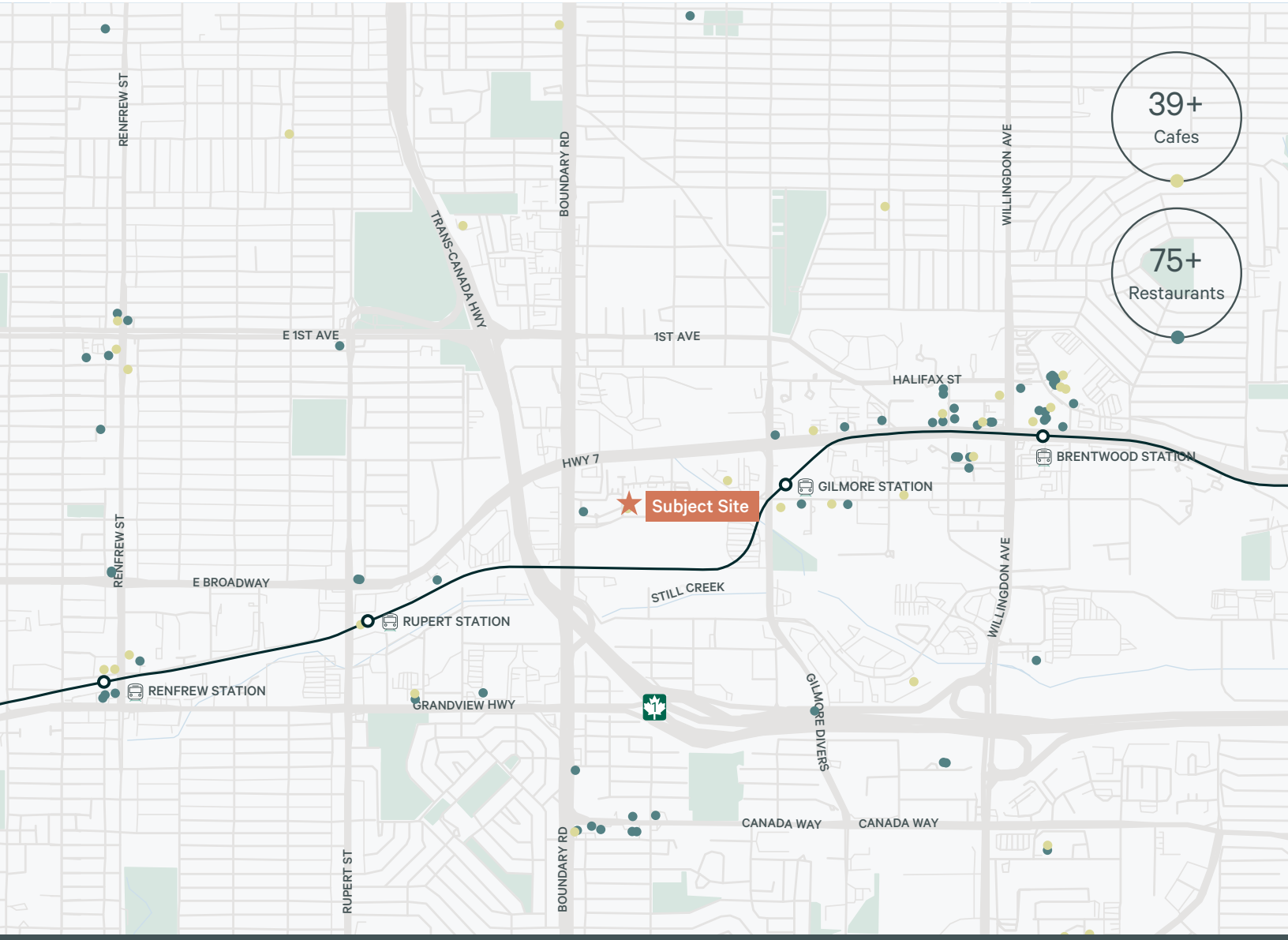

Contact Agent

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