

JLL SEE A BRIGHTER WAY

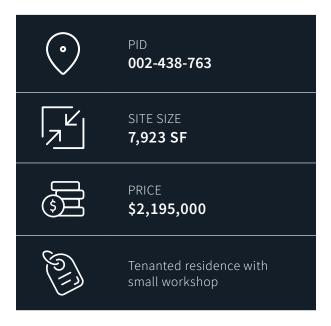
For sale

7425 Hedley Avenue Burnaby, BC

M2 Industrial Zoned Lot with Shop Space and Residence

Opportunity

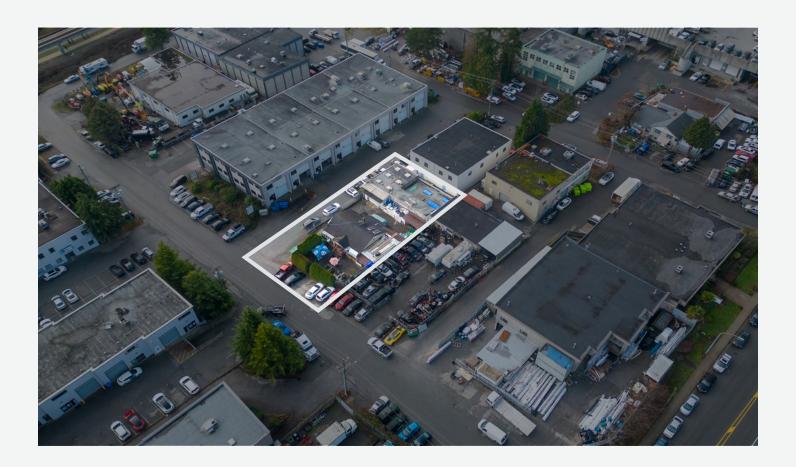
A rare opportunity to acquire 7,923 sf of M2 zoned industrial lot in the Kingsway/Beresford Industrial area ideal for owner-occupiers and/or investors. 7425 Hedley Avenue is a unique lot with a single-family residence and workshop. The flexible M2 general industrial zoning allows automotive uses, storage, manufacturing and includes all uses under the M1 zoning bylaws.



Tenancy Information	Please contact listing agents
Zoning	M2 General Industrial District Allows a wide range of uses including automotive, equipment sales & rentals, manufacturing, general storage, manufacturing and ancillary commercial uses.
Environmental	Phase 1 & 2 completed



Location



Located in the Kingsway/Beresford Industrial area of Burnaby, the property benefits from its central location in Metro Vancouver with quick access to all major markets. The subject property is just south of Kingsway with close proximity to other major road networks such as Boundary Road, Marine Way and the Trans Canada Highway. The property is within a 10 minute walk from Edmonds Skytrain Station & offers many amenities surrounding the subject property such as the popular Metrotown Mall.



©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.





For sale

7425 Hedley Avenue Burnaby, BC



Mike Thompson* Executive Vice President +1 604 809 5836 mike.thompson@jll.com



Mark Callaghan Associate Vice President +1 604 803 5620 mark.callaghan@jll.com

jll.ca

Copyright© Jones Lang LaSalle IP, Inc. 2025

This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Jones Lang LaSalle Americas, Inc., license # 5674-7835-01. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party. *Personal Real Estate Corporation