

**251 & 252 - 5489 BYRNE ROAD, BURNABY**  
4,974 SF SECOND-FLOOR CORNER UNIT

**FOR  
SALE**

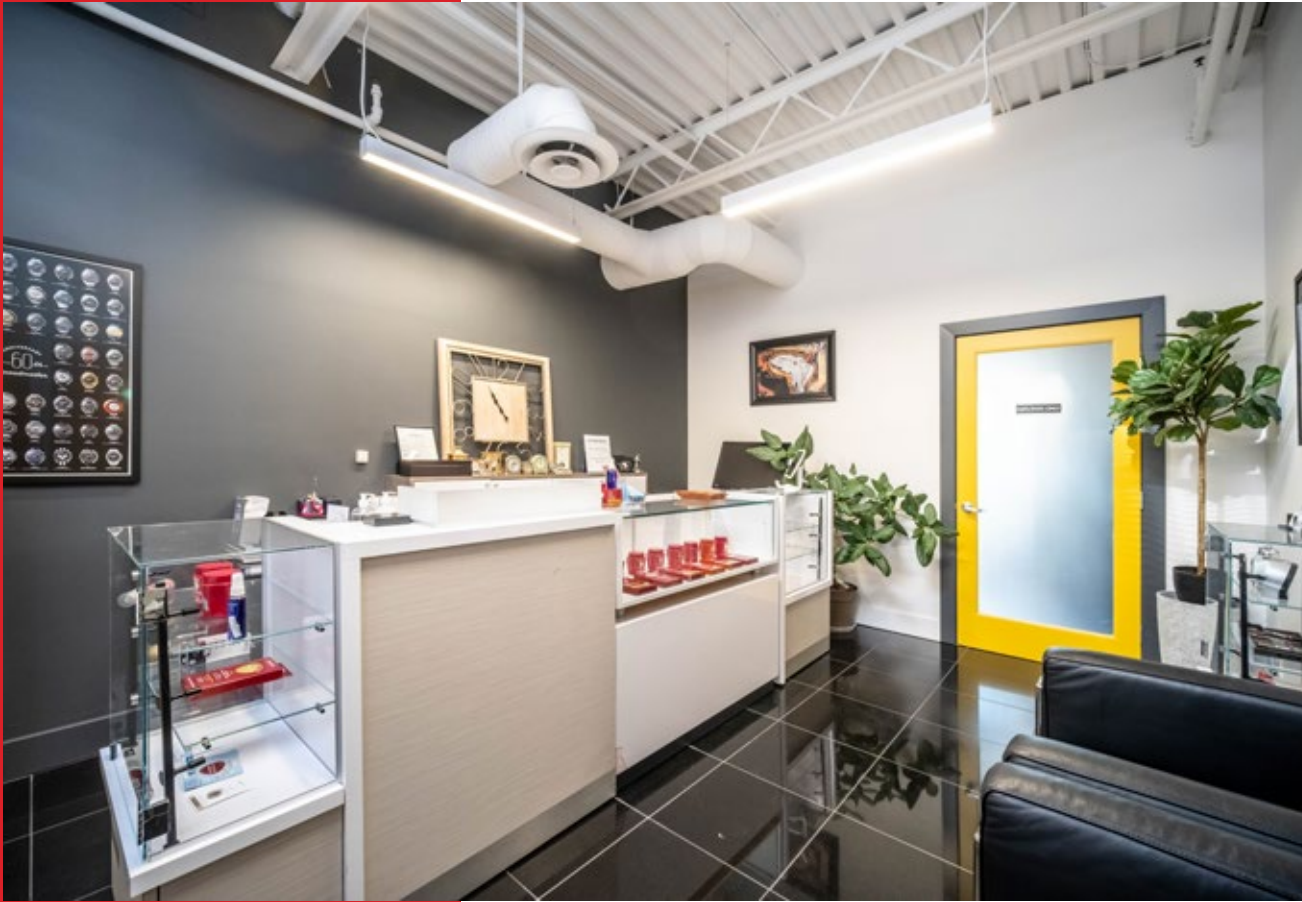


**WILLIAM | WRIGHT**

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**CORNER UNIT**



**FULLY IMPROVED OFFICE**



**LAB AREA WITH VENTING**



## OVERVIEW

Units 251 and 252 at 5489 Byrne Road comprise a combined 4,974 SF second-floor walk-up office opportunity within the highly sought-after Riverway Business Park. The space features multiple private offices, meeting rooms, open work area, and a designated lab, offering a flexible layout suitable for professional, technology, or research-oriented users. The property benefits from strong access to major transportation routes and nearby amenities, with the ability to utilize the units together or reconfigure to suit operational needs—making it an attractive opportunity for owner-occupiers or investors.

**SIZE**

+/- 4,974 SQFT

**PARKING**

13 Reserved Stalls

**ZONING**

CD

**PROPERTY TAXES**

\$24,059.35 (2025)

**STRATA FEES**

\$1,058.76

**PID**

026-890-534 & 026-890-542

**LEGAL DESCRIPTION**

STRATA LOTS 30 & 31 DISTRICT LOT 162 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS2115 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**PRICE**

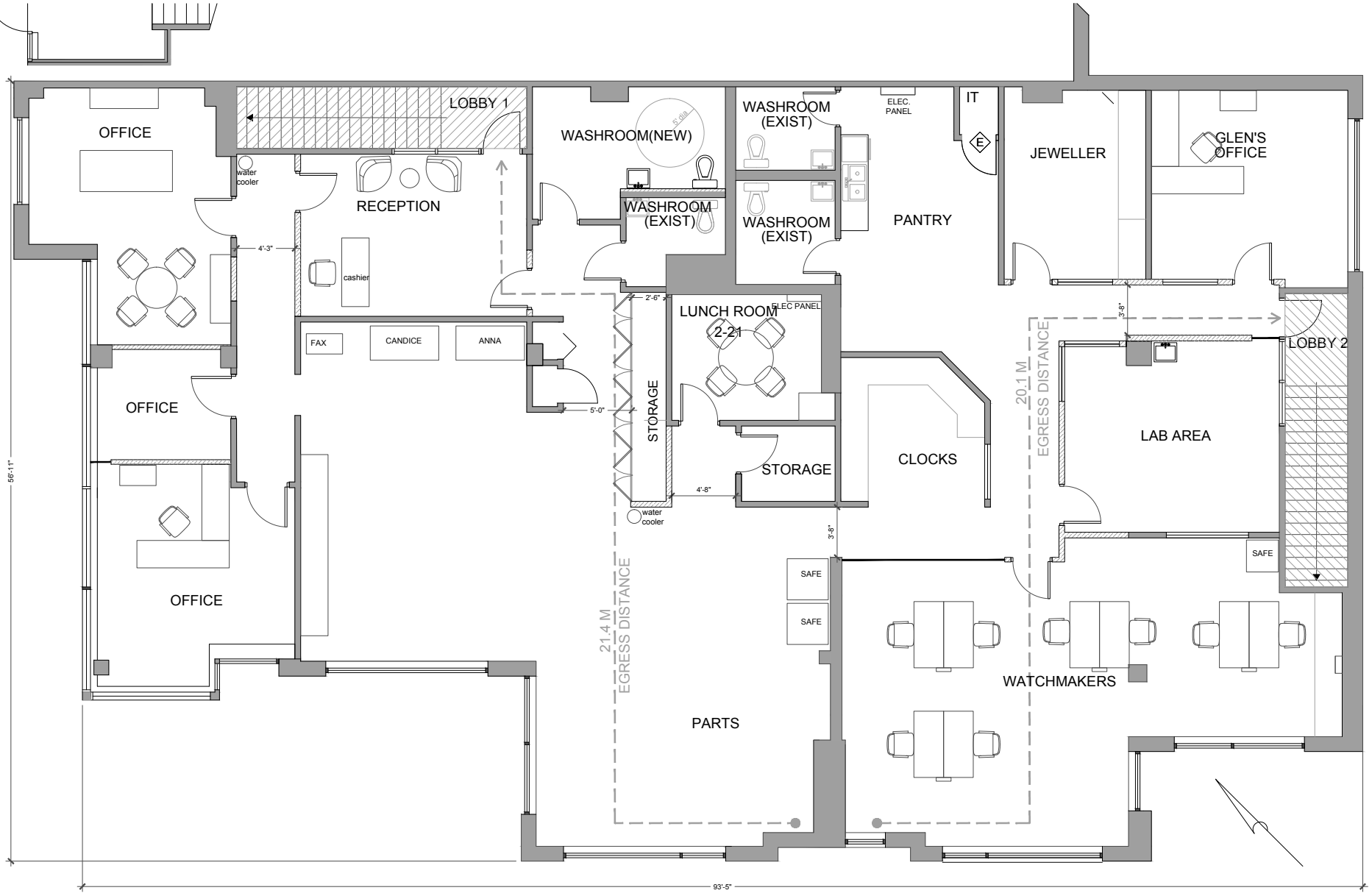
\$2,998,800.00

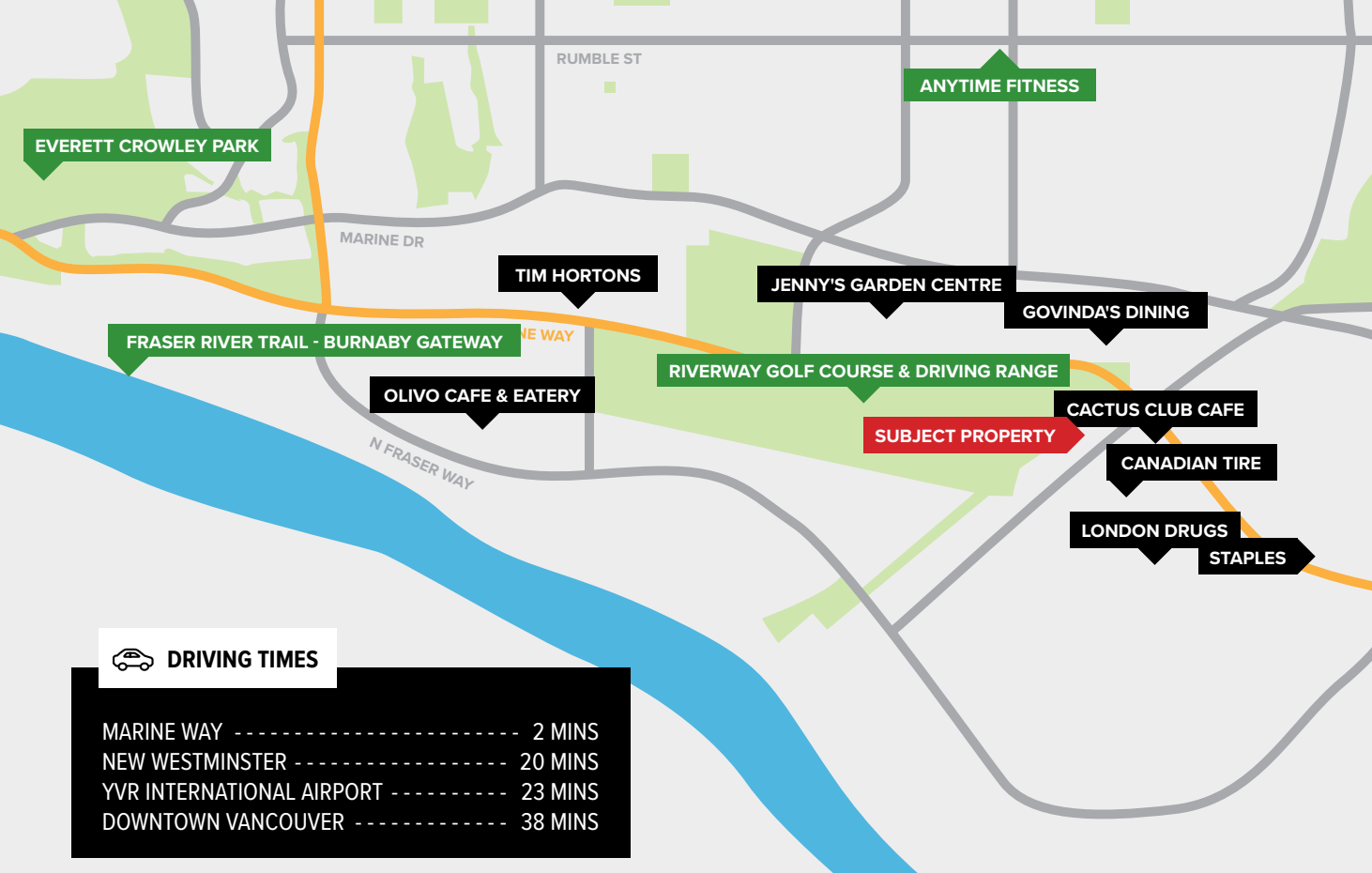
**FEATURES**  
PRIVATE OFFICES,  
MEETING ROOMS, OPEN  
WORK AREA, AND A  
DESIGNATED LAB



# FLOORPLAN

ENTRANCE





## LOCATION

Located in the highly accessible Big Bend area of South Burnaby, the property benefits from strong connectivity to major transportation routes, nearby amenities, and surrounding business services. The area is a well-established commercial node with a diverse mix of office, industrial, and service-oriented users, and provides convenient access to retail, restaurants, and services along Byrne Road and Marine Way.

## TRANSIT

The property is conveniently positioned with direct access to Marine Way and Byrne Road, providing efficient connectivity to Highway 91, Highway 99, and the Alex Fraser Bridge, allowing for easy travel throughout Burnaby, Richmond, Vancouver, and Delta. Public transit is readily available with nearby bus routes connecting to Metrotown, New Westminister, and the SkyTrain stations, supporting employee and client access.

**FOR MORE INFORMATION CONTACT**

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