



7224 Curragh Avenue | Burnaby, BC

FOR SALE | The Airstream Building | Office/Warehouse

Opportunity to purchase a single tenant, fully leased office/warehouse building, one block south of Kingsway in the busy Royal Oak business district in Burnaby.

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Property Highlights

Built in 1979, the building is a concrete-block and wood/steel office warehouse with two grade level loading doors with terrific site and street parking.

Existing Lease/ Net Operating Income

The existing lease in place is with Airstream Heating and Air Conditioning Inc. at a current rent of \$18.70 per SF per annum (\$145,860) until December 31st 2025 and \$20 per SF per annum (\$156,000) until expiry at December 31st, 2028 with no right of renewal.

Building

The site is improved with an approximately 7,800 SF office/warehouse building constructed in 1979 and renovated in 2012. The building has been constructed on a reinforced concrete foundation using a combination of structural wood and structural steel frame with concrete block walls and corrugated metal panel finishes; windows are double pane in metal casements; ground floor windows have an anti-shatter glass coating. The roof is constructed of open-web steel trusses and corrugated metal roof decking with a new torch on covering. The warehouse has a clear height of 18 feet and is serviced by two drive-in doors, as well as an inground loading dock which services one of the two bay doors. The inground loading dock is currently accessed by parking on the neighbour private property. The office area is serviced by a rooftop HVAC system and the warehouse is heated by two gas-fired space heaters circulated by ceiling fans. The building is serviced by three-phase 200-amp/120-208-volt electrical service on one meter and has a security system with motion detectors.

Property Details

Civic Address

7220 & 7224 Curragh Avenue
Burnaby, BC V5J 3X4

Legal Address

Lot B, Plan NWP 8134, District Lot 97,
Group 1, New Westminster District

PID

002-765-373

Lot Size

11,979 SF (110' x 109')

Approximate Building Size

First Floor	6,040 SF
Mezz Floor	1,760 SF
Total	7,800 SF

Zoning

M-4 Special Industrial

Property Taxes (2025)

\$36,963

Assessment (2026)

Land	2,973,000
Building	1,797,000
Total	4,770,000

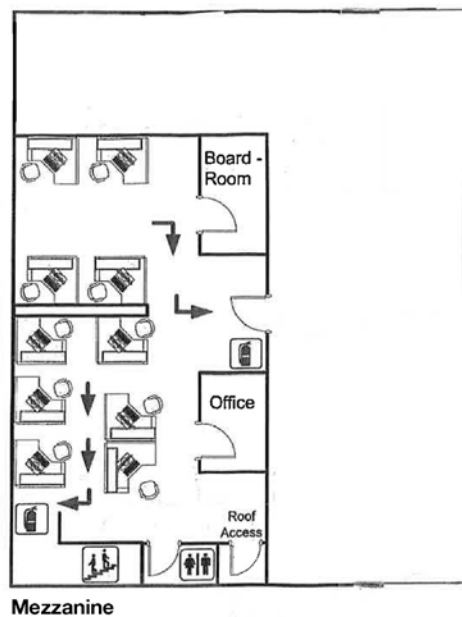
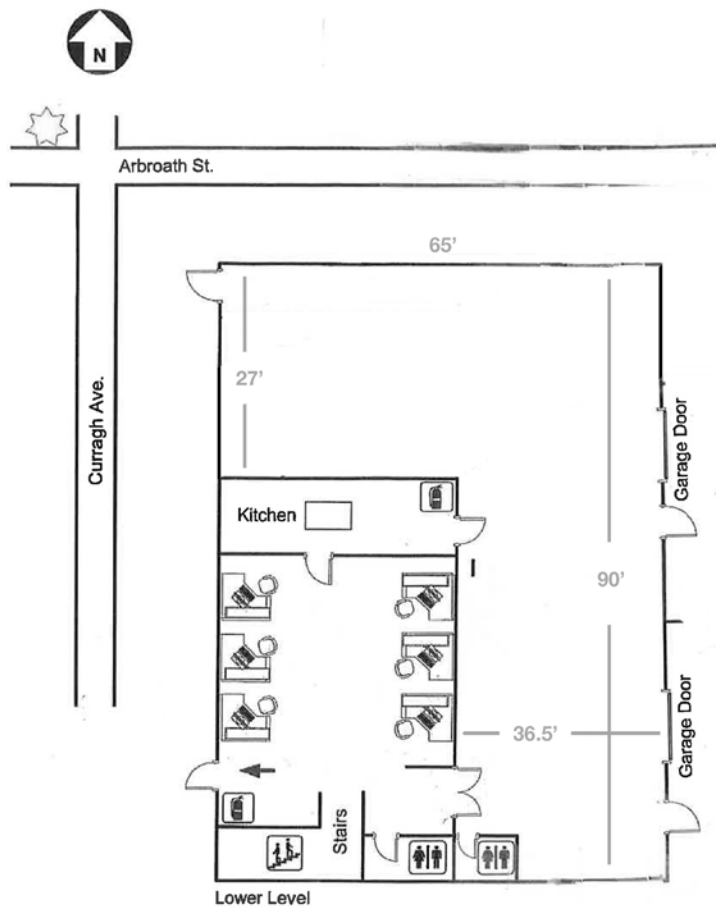
Asking Price

\$4,300,000

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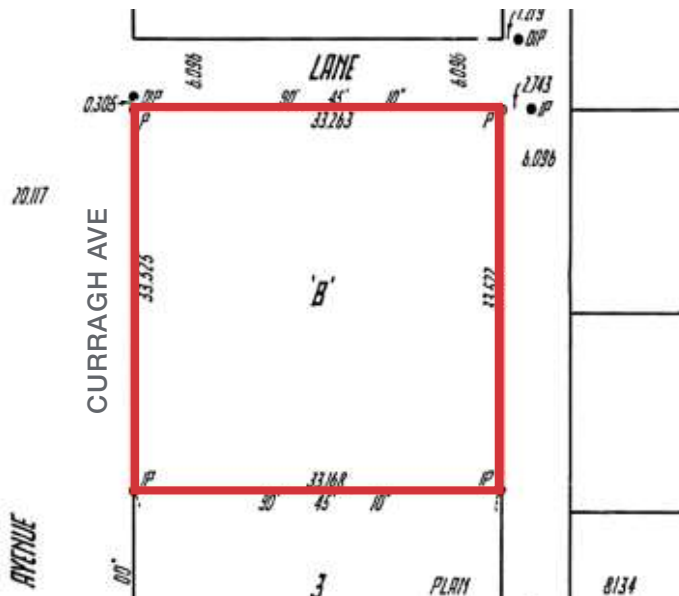
Floor Plan

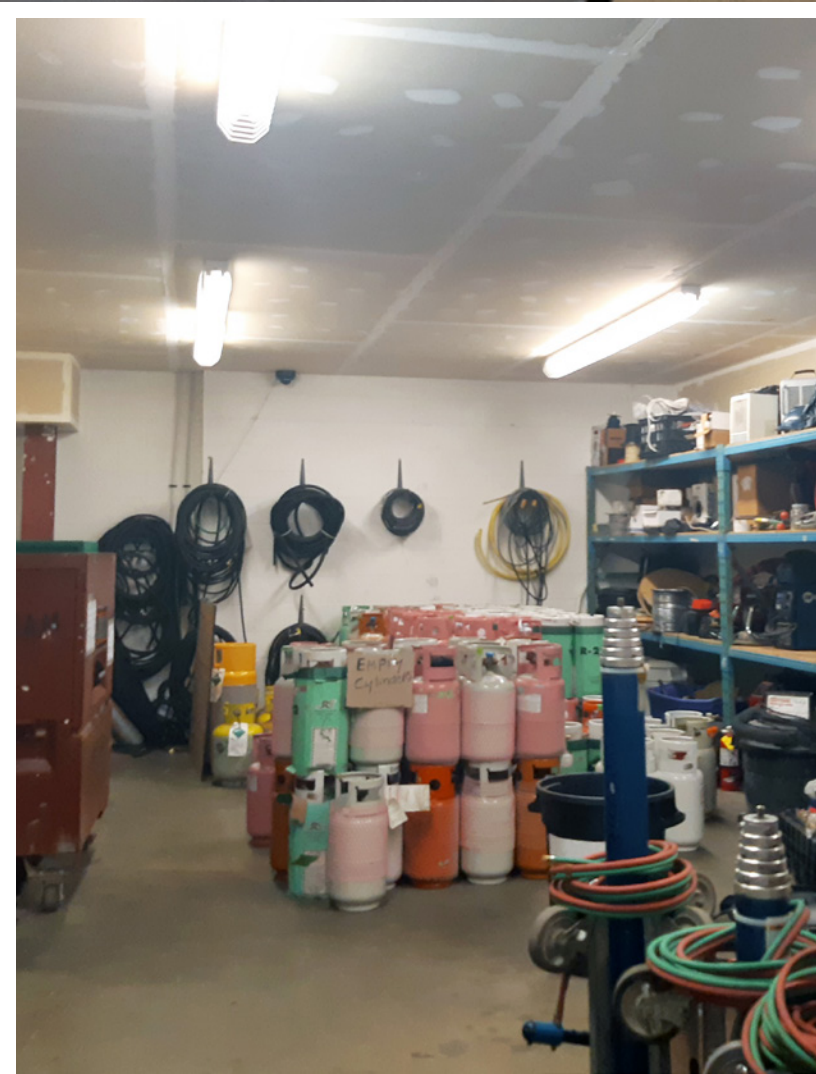




Location/Site

7224 Curragh Ave is located on the east side of Curragh Avenue, just north of Beresford Street southeast of the intersection of Abroath Street and Curragh Avenue. The property rectangular-shaped with 110 feet of frontage on Curragh Avenue, a depth on the north side of ± 109 feet along the side lane, 110 feet on the west side of the lot, adjacent to the rear lane and ± 109 feet along the southern property line. The total site area is 11,979 SF.







ALONG KINGSWAY

- RBC Royal Bank
- HSBC Bank
- CIBC Bank
- Scotiabank
- Wholesale Club
- Fitness World
- Market Ribbon
- White Spot
- Denny's
- The One Restaurant
- Wendy's
- King's Market
- A&W
- Mr Rent A Car
- Triple O's
- Tim Hortons
- Papa Johns Pizza
- Shoppers Drug Mart
- Church's Chicken
- Little Caesars Pizza

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