

3,095 SF INDUSTRIAL STRATA UNIT

REDUCED PRICE!



FOR SALE

306

5491
REGENT
STREET

Burnaby, BC



CUSHMAN &
WAKEFIELD

LOCATION

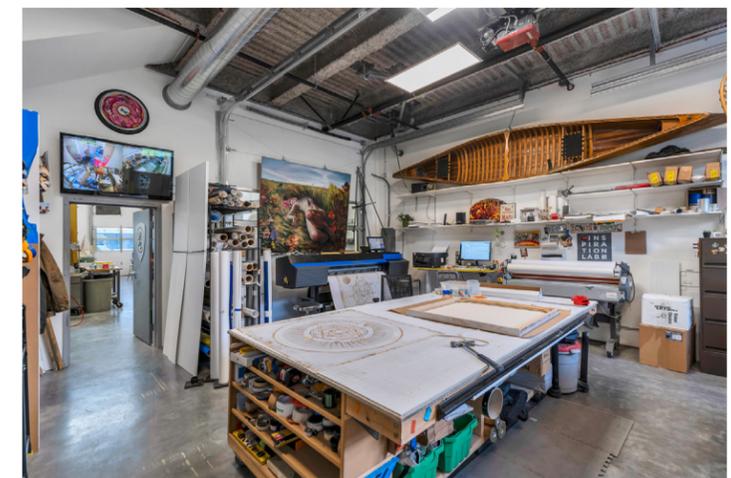
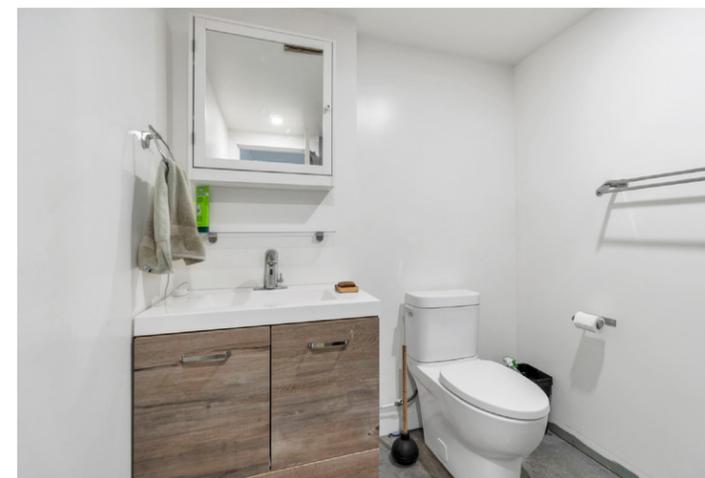
Cushman & Wakefield is pleased to offer a rare opportunity to purchase a premium industrial unit at IntraUrban Brentwood. Located in North Burnaby's highly sought-after industrial hub, the unit offers unparalleled connectivity. With immediate access to Lougheed Highway and Highway 1, and just minutes away from Holdom SkyTrain station and other transit, the property ensures seamless transportation for businesses and employees alike. Its prime location places it minutes from The Amazing Brentwood and City of Vancouver, making it an exceptional investment and business location.

UNIT FEATURES

- Significant capital upgrades
- 24' clear ceiling height in warehouse
- ESFR sprinklers
- 3-phase power (200 amps/208 volts)
- Two (2) grade level loading doors (10' W x 12' H)
- Two (2) washrooms (a two-piece w/c on the main floor & a three-piece w/c on the second floor)
- Two (2) second floor offices
- Second floor HVAC

PROPERTY DETAILS

UNIT SIZE:	3,095 SF
ZONING:	M-2 (General Industrial)
PARKING:	Five (5) parking stalls, including loading area
STRATA FEES (MONTHLY):	\$606.80
PROPERTY TAXES (2024):	\$20,612.30
PRICE:	\$2,300,000 Reduced Price





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