

**FOR SALE**

# 4425 & 4459 Canada Way

Burnaby, BC

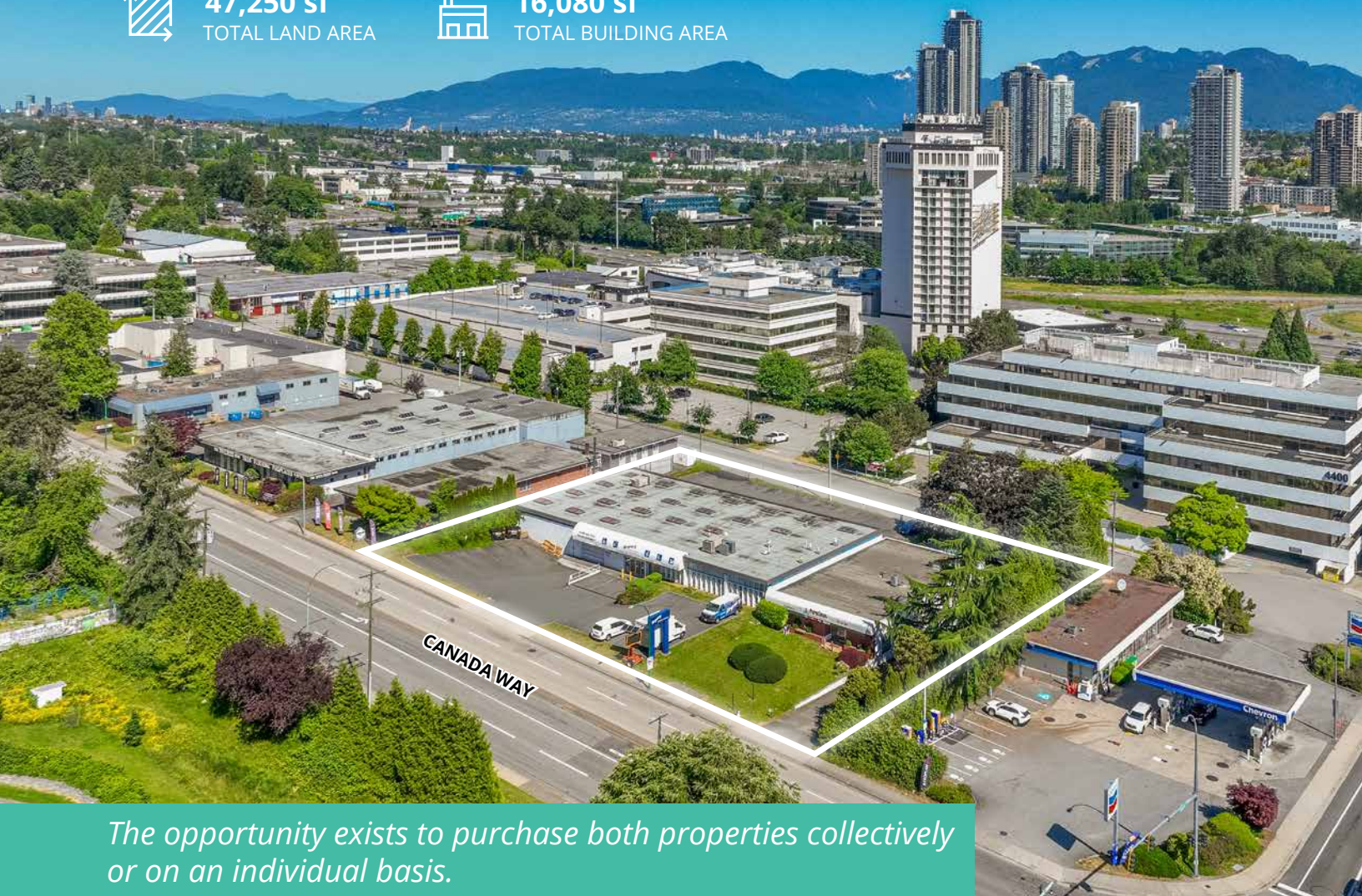
Rare opportunity to acquire two (2) high exposure adjacent industrial properties along Canada Way in Central Burnaby



**47,250 sf**  
TOTAL LAND AREA



**16,080 sf**  
TOTAL BUILDING AREA



*The opportunity exists to purchase both properties collectively or on an individual basis.*

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**AVISON  
YOUNG**

## Opportunity

Avison Young is pleased to present the opportunity to acquire two (2) high-exposure freestanding industrial buildings along Canada Way in Central Burnaby (collectively, the "Properties"). The offering includes 4425 Canada Way, a 12,000 square foot building on 0.723 acres, and 4459 Canada Way, a 4,080 square foot building on 0.362 acres, totaling 16,080 square feet on 1.08 acres. The Properties are available for purchase individually or together.

The Properties are currently zoned M1 (Manufacturing District), with proposed E1 (Employment District) under Burnaby's Zoning Bylaw 2026 changes, allowing for a broader range of light industrial and commercial uses including child care, recreation and fitness uses.

Both buildings have benefited from significant recent capital improvements, including major upgrades to roofing, HVAC systems, mechanical components, access doors, and interior finishes, reflecting a well-maintained and high-quality asset base. The offering provides flexibility for investors and owner-users, representing a compelling opportunity to acquire well-maintained, high-exposure industrial assets in a sought-after Burnaby location.

## Zoning

### CURRENT

M1 (Manufacturing District) permits most light industrial and related office uses.





### PROPOSED\*

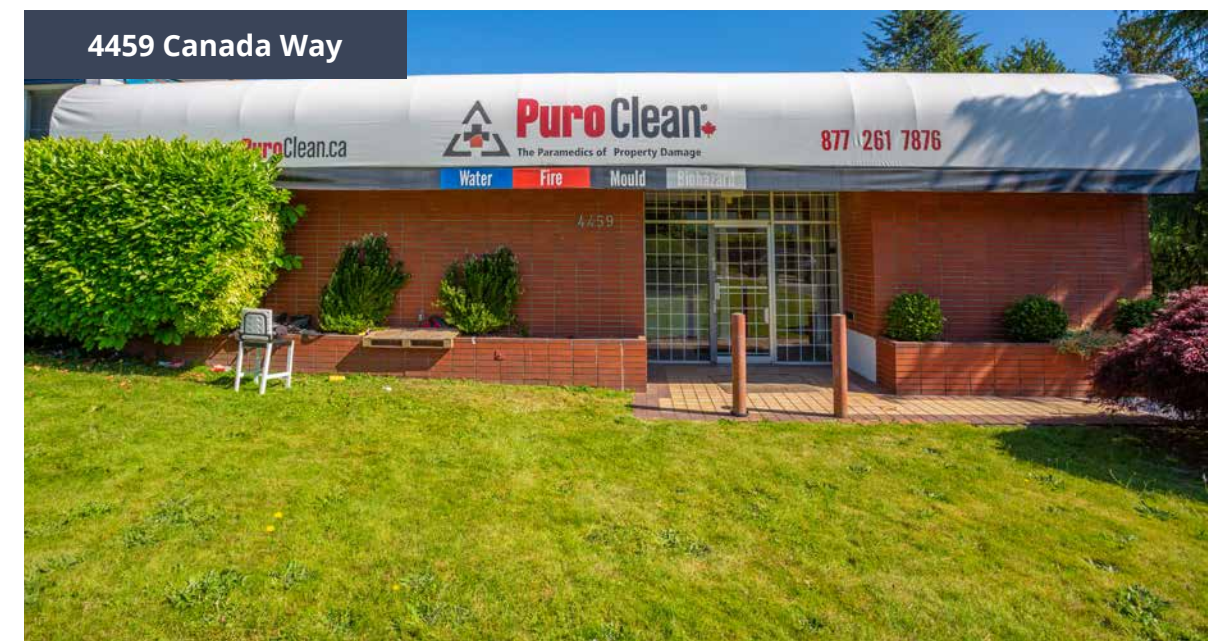
E1 (Employment District) permits most light industrial uses, but also outright approval of child care, recreation and fitness, assembly and entertainment, and office uses. Conditional approvals include educational services, energy generation, personal and business services, restaurant, retail, and storage facilities.

*\*The E1 (Employment District) zoning is part of the proposed Burnaby Zoning Bylaw 2026 changes. The proposal is currently being reviewed by Council, and if approved, will likely go into effect July 1, 2026.*



## Investment highlights

-  Two (2) freestanding industrial buildings totaling 16,080 sf on 1.08 acres
-  High-exposure frontage along Canada Way in Central Burnaby
-  Multiple points of access and egress along both Canada Way and Norfolk Street
-  Ability to purchase individually or as a combined offering
-  M1 zoning with proposed E1 designation allowing expanded commercial uses
-  Significant recent capital improvements across both buildings
-  Strong connectivity with direct access to the Trans-Canada Highway and proximity to Brentwood
-  Flexible occupancy: owner-user opportunity with potential leaseback and near-term lease expiry
-  Approximately 57 total on-site parking stalls across both properties
-  Well-maintained assets with upgraded roof, HVAC, mechanical and interior systems
-  Located directly across from the kʷasəw Village masterplan redevelopment in an emerging area with strong potential for future higher density uses



## PROPERTY OVERVIEW

# 4425 Canada Way

PID  
003-287-017

YEAR BUILT  
1959\*  
*\*Over \$275,000 in building upgrades in 2022, including new roof, HVAC, and electric sliding double doors.*

BUILDING SIZE  
12,000 sf

LAND SIZE  
0.723 Acres (31,500 sf) (150' W x 210' D)

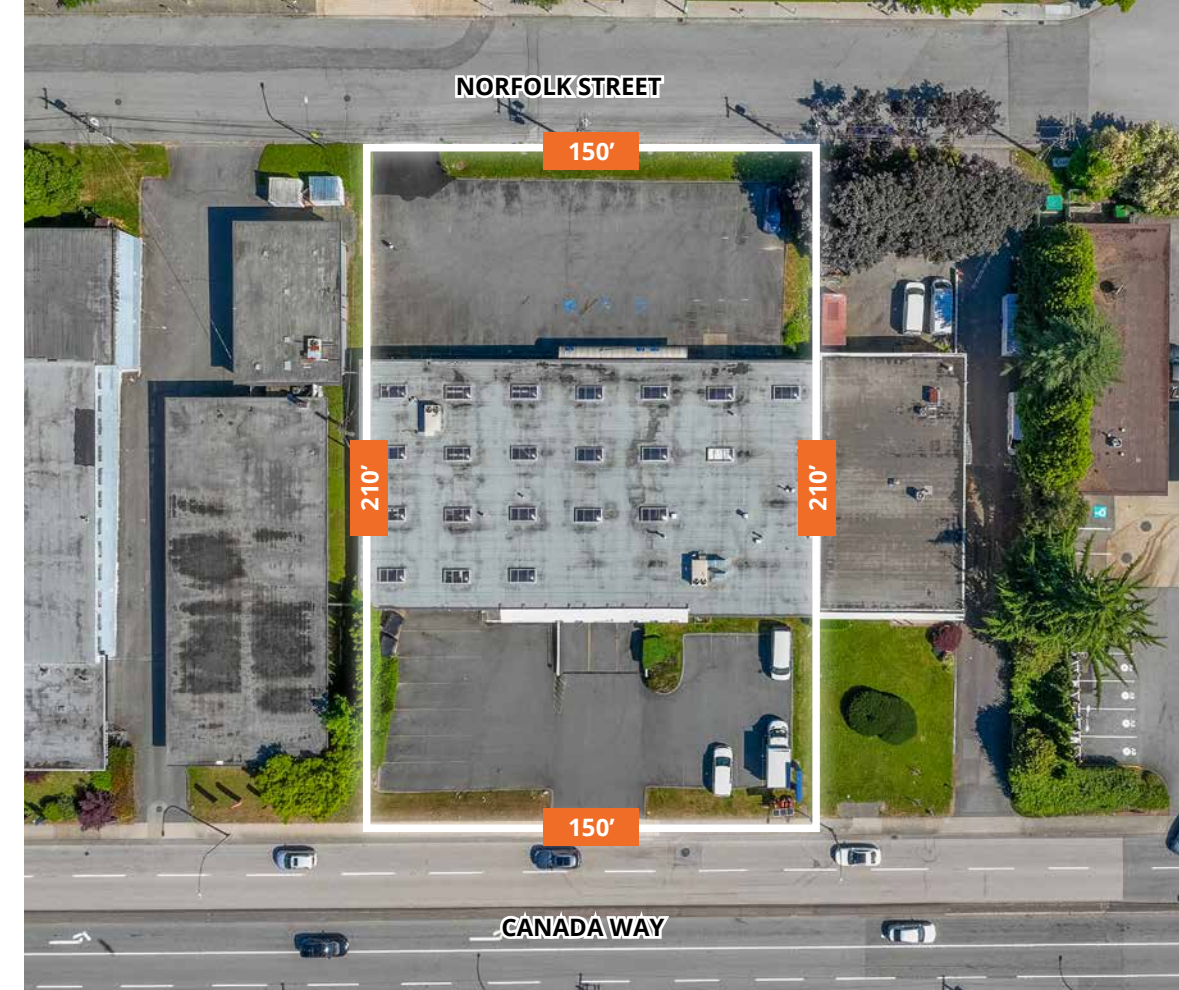
ZONING  
M1 (Manufacturing District) - Current  
E1 (Employment District) - Proposed

PROPERTY TAXES  
\$82,370.27 (2025)

TENANT  
The property is currently owner/occupied and can be provided either vacant or with a leaseback (ie. 1-2 years).

- ADDITIONAL DETAILS
- Combination of showroom, warehouse and office
  - Over \$275,000 in building upgrades in 2022
    - o New roof & HVAC (over \$240,000)
    - o Replaced 2 electric sliding double doors (over \$35,000)
  - One (1) dock level loading door
  - 12'-6" clear ceiling heights
  - HVAC
  - 3 phase power (200 amp, 120/480 volt)
  - Approximately 45 onsite parking stalls

ASKING PRICE  
**\$8,975,000**



## PROPERTY OVERVIEW

# 4459 Canada Way

### PID

002-428-172

### YEAR BUILT

1967\*

\*Over \$96,000 in building upgrades in 2021, including new HVAC, heat pump, electrical and flooring

### BUILDING SIZE

4,080 sf

### LAND SIZE

0.362 Acres (15,750 sf) (75' W x 210' D)

### ZONING

M1 (Manufacturing District) - Current  
E1 (Employment District) - Proposed

### PROPERTY TAXES

\$57,836.85 (2025)

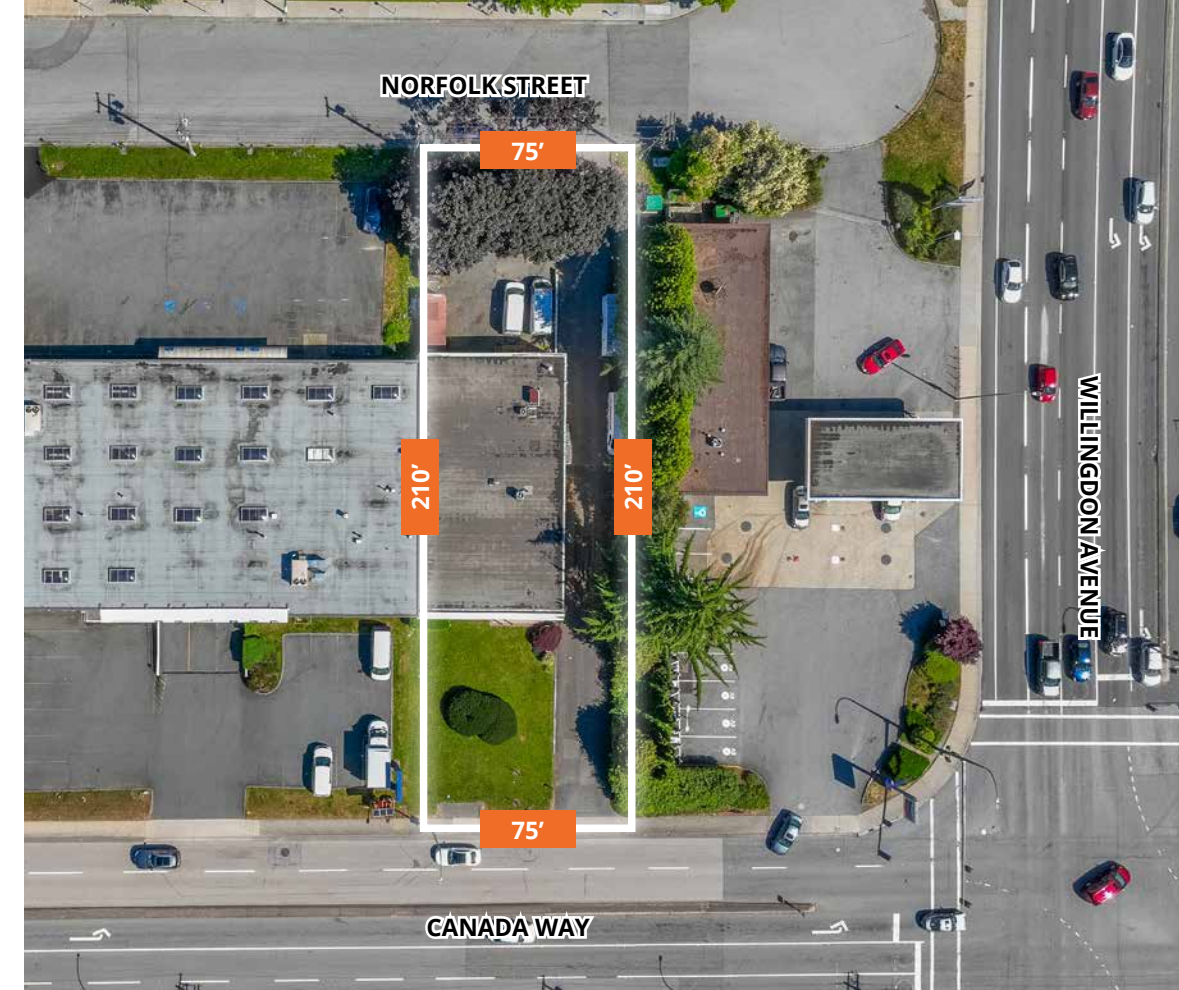
### TENANT

The property is currently leased until December 31, 2026, with no renewal option. Potential for early tenancy termination.

### ADDITIONAL DETAILS

- Mainly office with some warehouse
- Approximately \$96,000 in building upgrades in 2021
  - o Water-cooled heat pump system replaced (\$23,500)
  - o HVAC replaced (\$45,000)
  - o Flooring, electrical & painting work (\$27,500)
- One (1) dock level loading area
- 9'-3" to underside t-bar ceiling
- HVAC throughout
- 3 phase power (200 amp, 240 volt)
- Approximately 12 onsite parking stalls

**ASKING PRICE**  
**\$4,525,000**



PROPERTY OVERVIEW

# 4425 & 4459 Canada Way

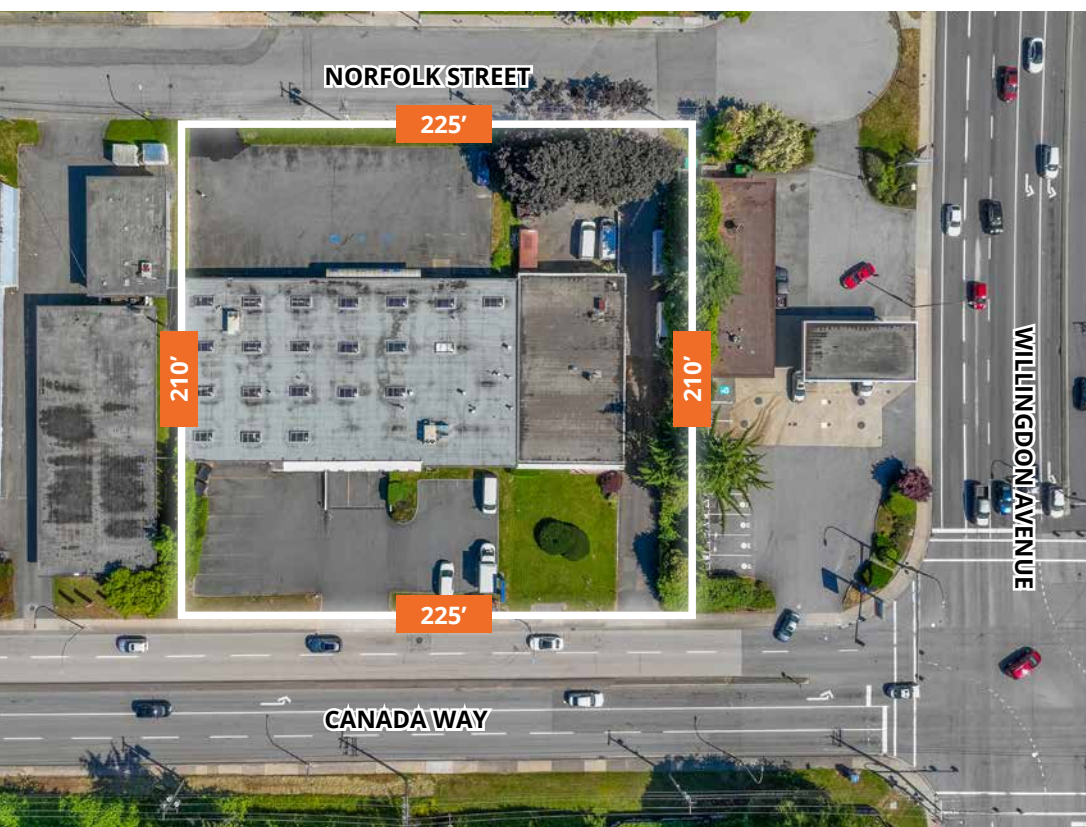
PID(S)  
003-287-017 ; 002-428-172

TOTAL BUILDING SIZE  
16,080 sf

TOTAL LAND SIZE  
1.08 acres (47,250 sf) (225' W x 210' D)

TOTAL PROPERTY TAXES (2025)  
\$140,207.12

ASKING PRICE  
**\$13,500,000**



## Location

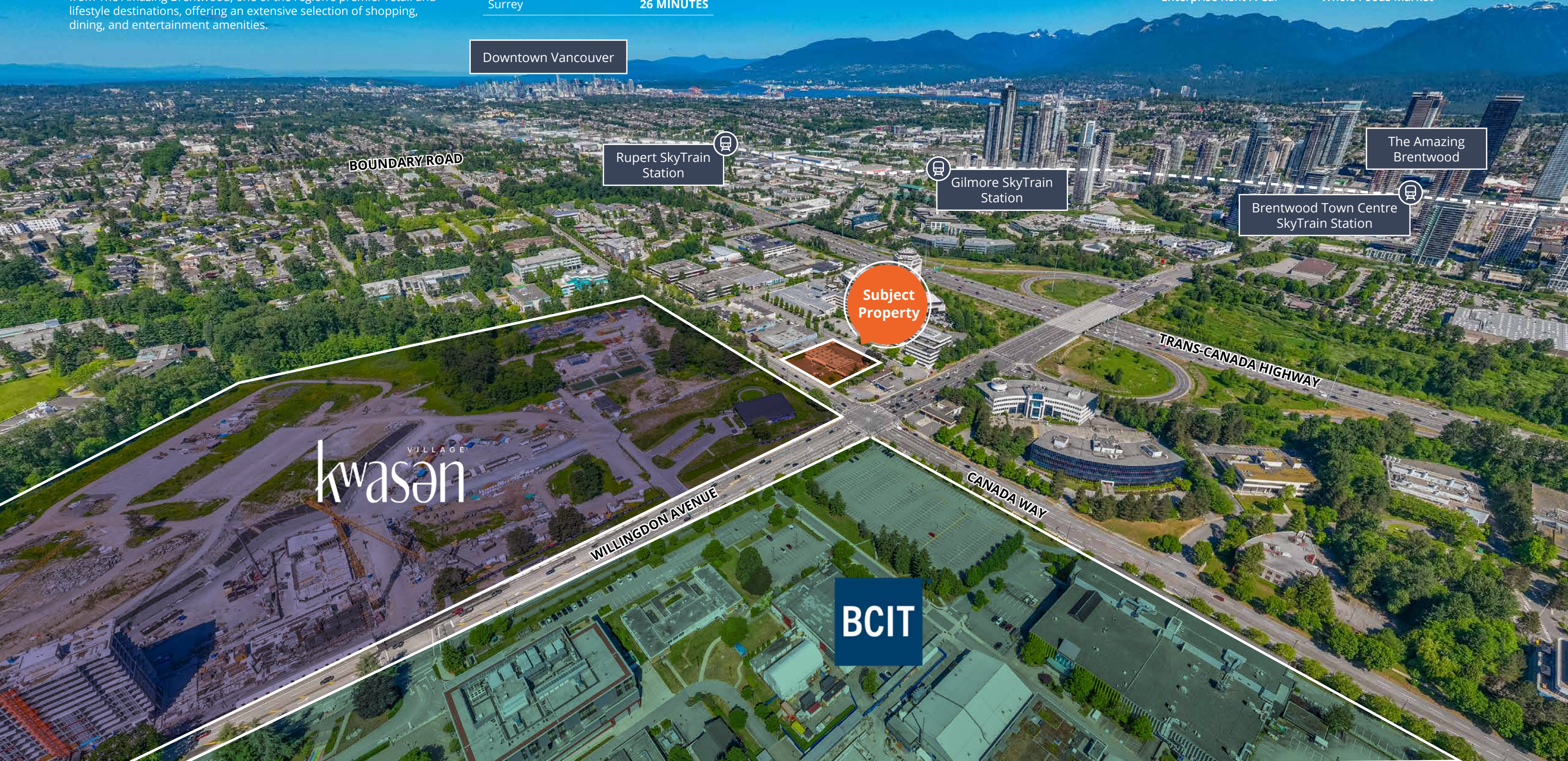
The Properties are prominently located in the heart of Central Burnaby, near the corner of Canada Way and Willingdon Avenue. This strategic location offers direct access to the Trans-Canada Highway, providing seamless connectivity to downtown Vancouver, the North Shore, and the broader Metro Vancouver region. The area is exceptionally well-served by public transit, with frequent bus routes along Canada Way and Willingdon Avenue, and is within approximately a 20-minute walk from Brentwood Town Centre SkyTrain Station. In addition, the Properties are just a 5-minute drive from The Amazing Brentwood, one of the region's premier retail and lifestyle destinations, offering an extensive selection of shopping, dining, and entertainment amenities.

## Drive times

Brentwood Town Centre	<b>5 MINUTES</b>
Boundary Road	<b>5 MINUTES</b>
Metrotown	<b>9 MINUTES</b>
Downtown Vancouver	<b>20 MINUTES</b>
Coquitlam	<b>26 MINUTES</b>
Surrey	<b>26 MINUTES</b>

## Nearby amenities and services

- Amazing Brentwood
  - Adidas
  - BMO Bank of Montreal
  - Brentwood Medical Clinic
  - CIBC
  - Cineplex VIP Cinemas
  - H&M + H&M Home
  - Neptune Palace Seafood Restaurant
- London Drugs
- OEB Breakfast Co.
- Rogers
- TD Canada Trust
- The Rec Room
- WeWork
- R+D Kitchen by White Spot
- BCAA
- BC Liquor
- BCIT Burnaby Campus
- Canadian Tire
- Cactus Club Café
- Cariboo Brewing
- Costco Wholesale
- Crystal Mall
- Enterprise Rent-A-Car
- FedEx
- Grand Villa Casino Hotel & Conference Centre
- Joey Burnaby
- London Drugs
- Lordco Auto Parts
- Metropolis at Metrotown
- The Keg Steakhouse + Bar
- TELUS
- Whole Foods Market



Downtown Vancouver

BOUNDARY ROAD

Rupert SkyTrain Station

Gilmore SkyTrain Station

The Amazing Brentwood

Brentwood Town Centre SkyTrain Station

Subject Property

TRANS-CANADA HIGHWAY

kwason VILLAGE

WILLINGDON AVENUE

CANADA WAY

BCIT

# Contact for information

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