

4558 KINGSWAY, BURNABY

FULLY IMPROVED 950 SQUARE FOOT RETAIL UNIT

**FOR
LEASE**



WILLIAM | WRIGHT

JOSH JAWANDA
PERSONAL REAL ESTATE CORPORATION
josh@williamwright.ca
604.545.0636





THE OPPORTUNITY

A rare opportunity to lease a fully improved 950 square foot retail unit at 4558 Kingsway — ideally positioned between Crystal Mall and Station Square in the heart of Burnaby's thriving Metrotown neighbourhood. This high-exposure space is turn-key and well-suited for a wide variety of retail, café, or service-based uses.

Prominently located along one of Metro Vancouver's busiest corridors, the unit offers excellent visibility with expansive storefront glazing and strong signage potential. With both front and rear access, the space offers seamless customer and operational flow.

The premises include one washroom, one dedicated parking stall, and ample rear parking, ensuring easy access for customers and staff alike. Situated in a high-traffic area with constant vehicle and foot activity, and just minutes from Metrotown SkyTrain Station and numerous bus routes.

PROPERTY HIGHLIGHTS



Located Steps From Metrotown Shopping Centre and Crystal Mall



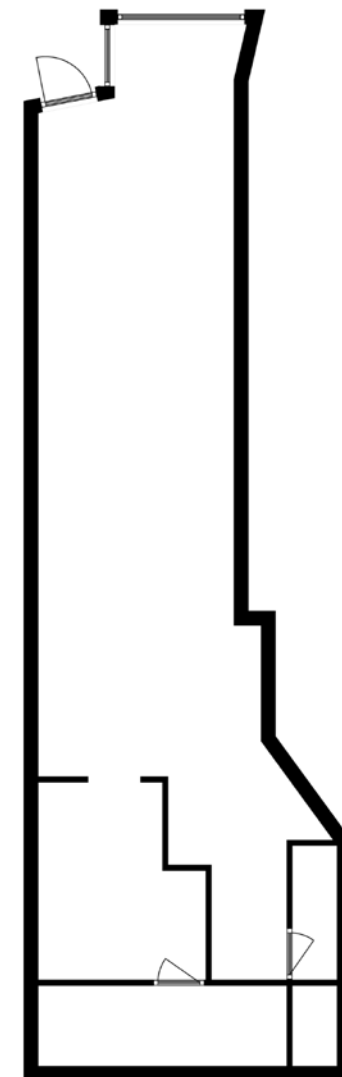
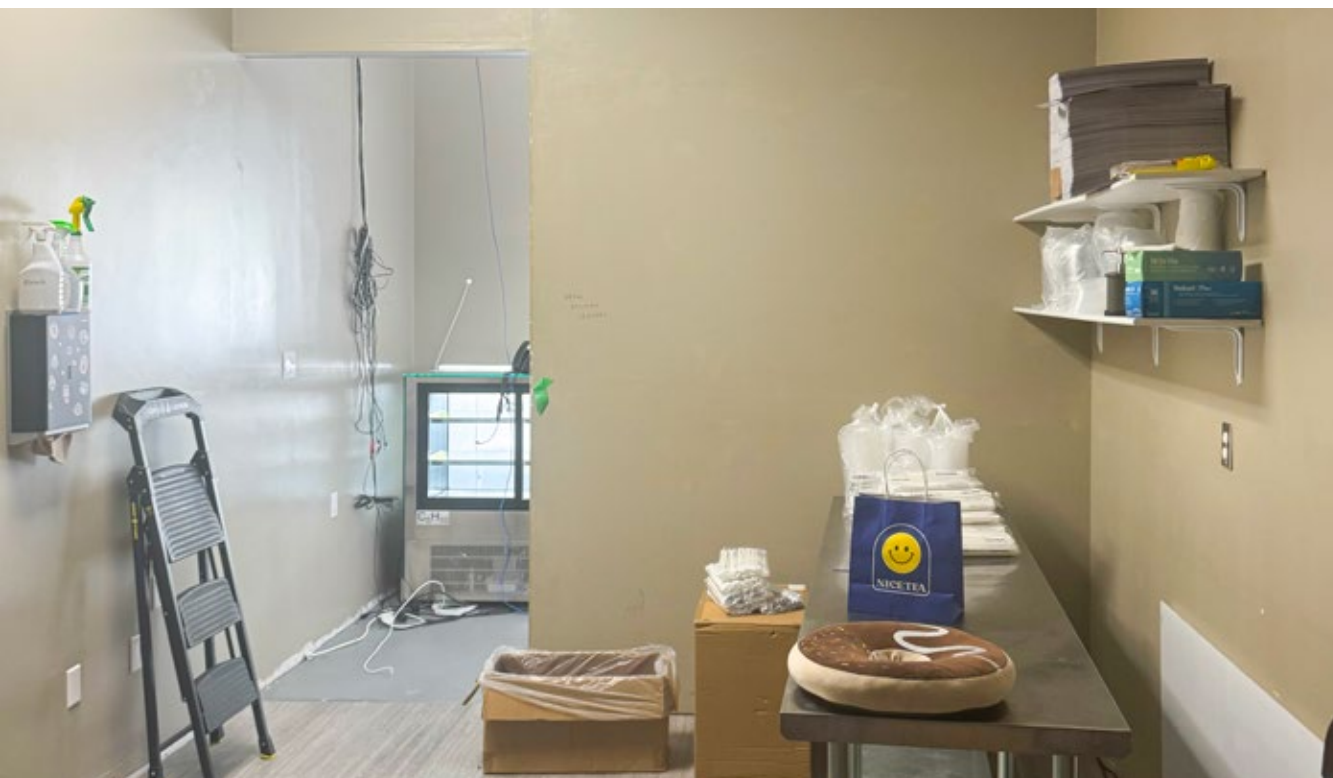
Turn Key Operation



Free Parking In The Rear



Heavy Walking And Vehicle Traffic



SIZE	± 950 SQFT
PARKING	Ample Rear Parking
ZONING	C3
BASIC RENT	\$76.00/FT
ADDITIONAL RENT	\$25.00/FT
MONTHLY RENT	\$7,995.00 + GST



BUSES IN THE AREA

19 - METROTOWN/STANLEY PARK
 110 - METROTOWN STATION/LOUGHEED STATION
 116 - METROTOWN STATION
 147 - EDMONDS STATION/METROTOWN STATION
 148 - ROYAL OAK STATION/EDMONDS STATION



DRIVING DISTANCES

METROTOWN STATION - - - - - 4 MINUTES
 CENTRAL PARK - - - - - 4 MINUTES
 ROYAL OAK STATION - - - - - 8 MINUTES
 YVR AIRPORT - - - - - 29 MINUTES
 DOWNTOWN VANCOUVER - - - - 36 MINUTES

LOCATION

An exceptional opportunity to lease a highly sought-after retail unit just steps from Metropolis at Metrotown—one of Canada's busiest shopping destinations. Strategically located along Kingsway, one of the primary east-west arteries connecting Burnaby to Vancouver, this location offers outstanding exposure to both steady pedestrian and high-volume vehicular traffic.

Surrounded by a vibrant mix of established local retailers, national brands, and popular dining spots, the area is a true commercial hub. The unit boasts excellent street visibility with expansive storefront windows and ample opportunity for prominent signage.

Conveniently positioned within walking distance of Royal Oak Station and the Expo Line, the property benefits from excellent transit connectivity and accessibility for both customers and staff.

TRANSIT

4558 Kingsway offers excellent transit accessibility, with two major SkyTrain stations nearby. Royal Oak Station, located about a 10-minute walk southwest, and Metrotown Station, approximately 5 minutes to the east, both provide rapid Expo Line connections to key destinations like Downtown Vancouver, Surrey, and New Westminster. Additionally, several bus routes serve the Kingsway corridor, including Route 19, which connects Metrotown Station to Stanley Park, as well as Routes 110, 147, 148, 116, and the NightBus N19, offering frequent and convenient access to both Royal Oak and Metrotown Stations. With such robust public transit options, 4558 Kingsway ensures easy and efficient transportation for customers and staff, further enhancing its appeal as a prime location for businesses.

FOR MORE INFORMATION CONTACT

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