

**AVISON
YOUNG**

For Sale

**5371 Regent Street
Burnaby, BC**



Opportunity to purchase a 40,863
sf freestanding industrial building
in North Burnaby with frontage to
Highway 1

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Property details

PID
002-854-864

ZONING
I1 (Industrial District)

BUILDING SIZE
40,863 sf

LOT SIZE
2.02 acres (87,991.20 sf)

SALE PRICE
Please contact listing agent

ANNUAL PROPERTY TAXES (2025)
\$176,699.40

Opportunity

Avison Young is proud to present the opportunity for an owner-user or investor to acquire a 40,863 sf freestanding industrial building on 2.02 acres, in the heart of North Burnaby's Still Creek submarket.

The property is currently demised into two units, offering stable income and potential for future expansion.

Tenant profile

Area A: Leased to Galaxie Signs Ltd., a local sign manufacturing company with over 60 years in business, serving local and national customers throughout Canada and the United States.

Area B: Occupied by Medi-Tran Services Ltd., a local distribution company specializing in delivering products related to the dental and health care businesses since 1986.

Location

5371 Regent Street is located directly adjacent to Burnaby's Brentwood Town Centre, one of the largest master- planned urban destinations in Canada. The property is located on the north side of Regent Street, fronting Highway 1 in North Burnaby. The property offers quick access to Trans Canada Highway and Lougheed Highway via Douglas Road and is walking distance to SkyTrain and bus routes, and provides opportune access to Vancouver, North Shore and the Fraser Valley.

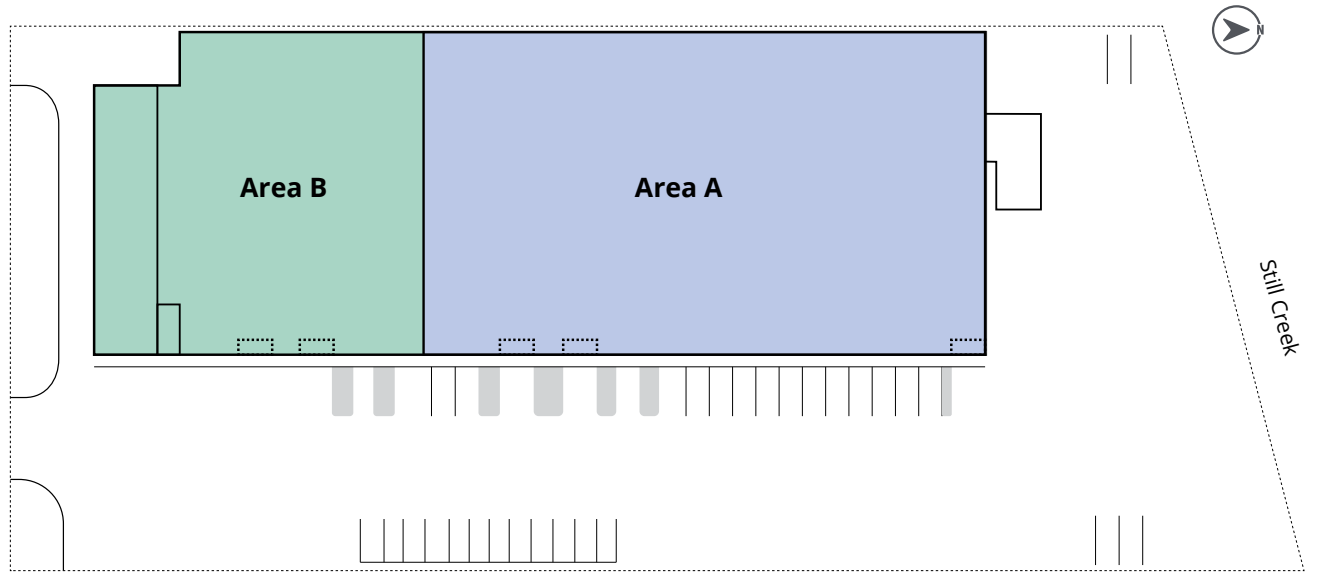
Property highlights

-  2 points of ingress & egress
-  16' clear ceiling heights
-  Ample parking
-  3-phase electrical service
-  Fully tenanted by Medi-Tran Services Ltd. and Galaxie Signs Ltd.

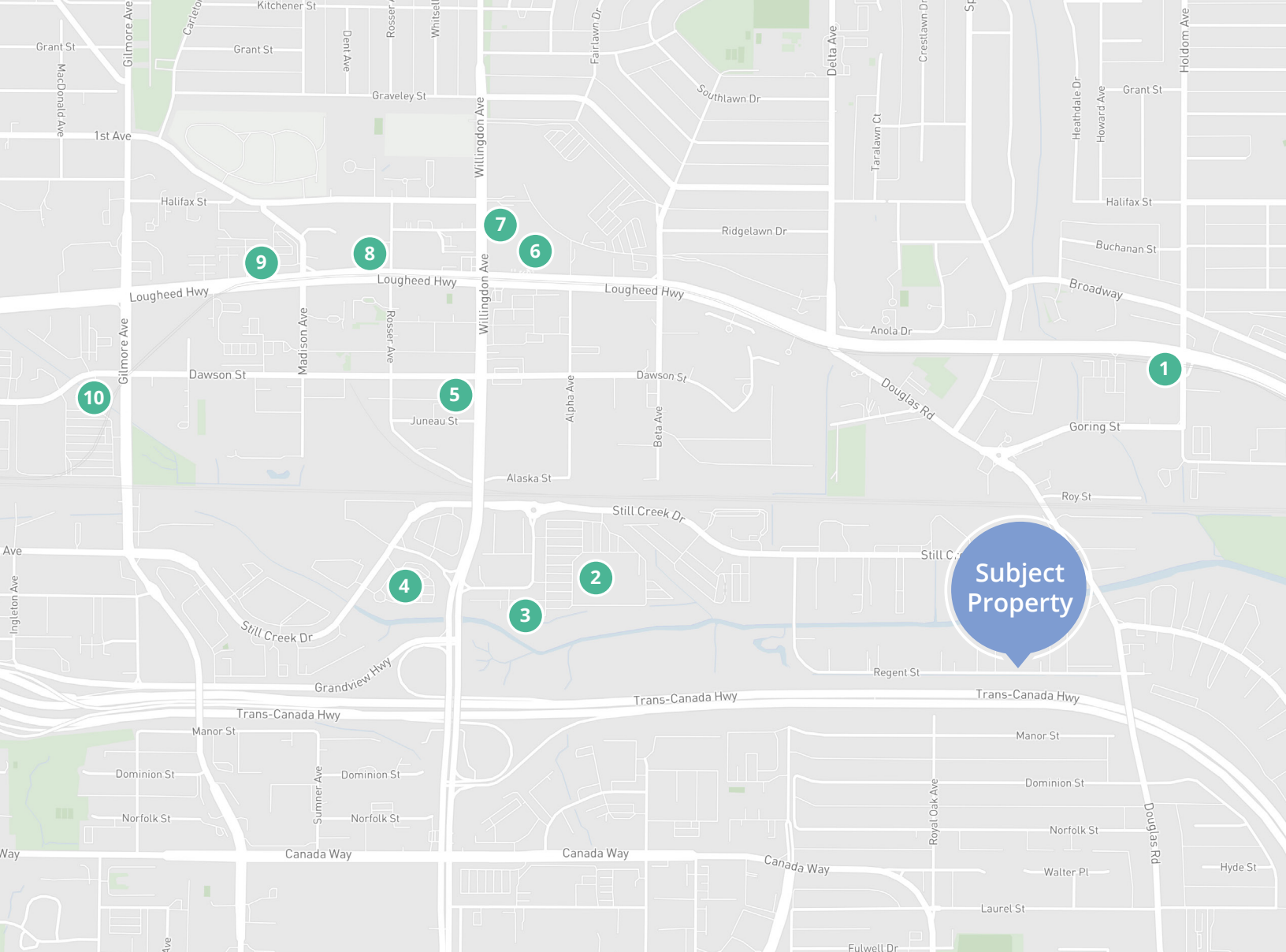
Location highlights

-  **Amenity-rich location**
Close to Brentwood Town Centre, many restaurants and shops in walking distance
-  **Proximity to transit**
2 minute walk to bus, 14 minute walk to Holdom Skytrain Station
-  **Daily vehicle drive by count**
52,353 vehicles per day
-  **Excellent corporate exposure**
From the Trans-Canada Highway

Site Plan



Unit	Tenant	Office (sf)	Warehouse (sf)	Total (sf)	Current lease expiry
Area A	Galaxie Signs Ltd.	7,042	17,901	24,943	September 2028
Area B	Medi-Tran Services Ltd.	5,042	10,878	15,920	Approximately 24 months



Nearby amenities

1. Holdom Station
2. Costco Wholesale
3. The Keg Steakhouse + Bar
4. McDonald's
5. F45 Training Burnaby West
6. Brentwood Town Centre
7. The Rec Room
8. JOEY Burnaby
9. Cactus Club Cafe
10. The Home Depot

Drive times

Centerm	22 minutes
Downtown Vancouver	27 minutes
YVR Airport	34 minutes
Deltaport	34 minutes

Contact for more information

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