

FOR SALE

118 - 2544 Douglas Rd

Burnaby, BC



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**Personal Real Estate Corporation*

Macdonald
COMMERCIAL

member of
CORFAC
INTERNATIONAL

118- 2544 DOUGLAS RD

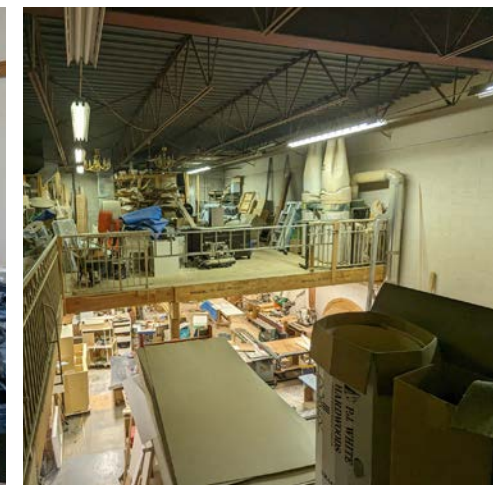
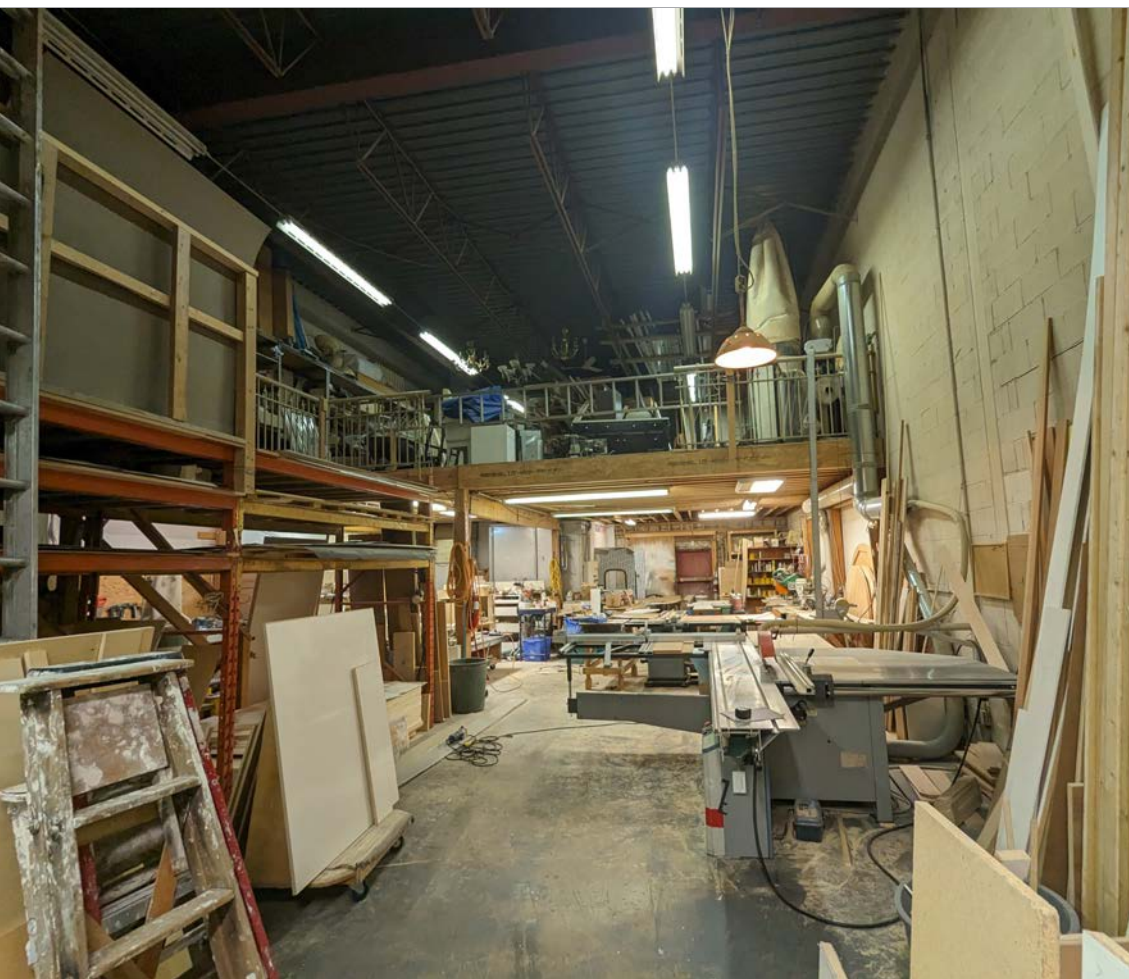
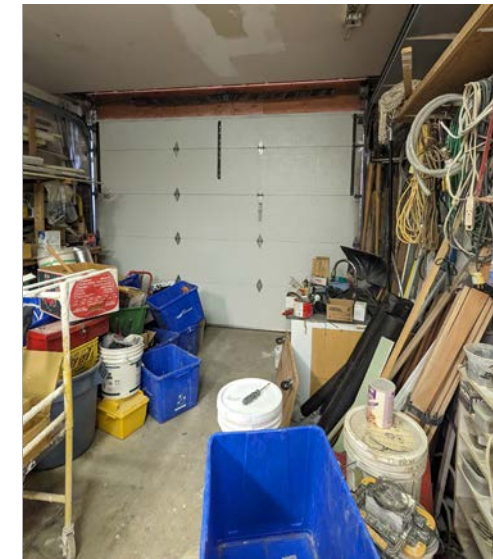
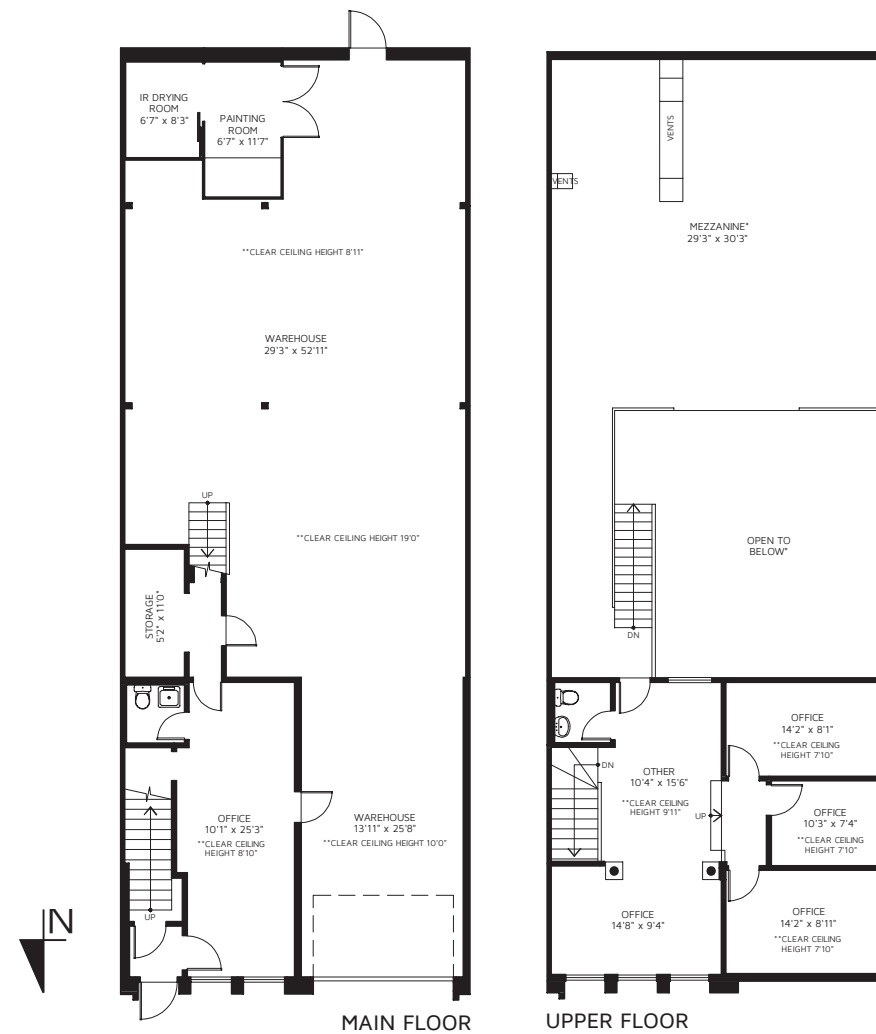
Burnaby, BC

OPPORTUNITY

Seize the chance to acquire Unit 118 at 2544 Douglas Road, located in the heart of Central Burnaby, just 3.1 km from Brentwood Town Centre.

The warehouse is designed for efficiency with 18-ft ceilings, grade-level loading, and flexible M-2 zoning, which supports a wide range of uses, including manufacturing, warehouse storage, wholesale, and office functions. Additional M-1 zoning uses are also permitted, offering even greater flexibility.

Located near the bustling Brentwood area, with easy access to Highway 1, the Amazing Brentwood, and public transit (just an 11-minute walk to Holdom SkyTrain Station), this property combines functionality and prime positioning.



SALIENT DETAILS

PID
001-683-071

ZONING
M2

LEGAL DESCRIPTION

STRATA LOT 18 DISTRICT LOT 125
GROUP 1 NEW WESTMINSTER
DISTRICT STRATA PLAN NW1201
TOGETHER WITH AN INTEREST
IN THE COMMON PROPERTY
IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT
AS SHOWN ON FORM 1

UNIT SIZE

- Main Floor: 2,395 SF
- Mezzanine: 781 SF
- Non-permitted Mezzanine at the rear: 1,111 SF
- Total Size: 3,176 SF

CEILING HEIGHT

18 ft.

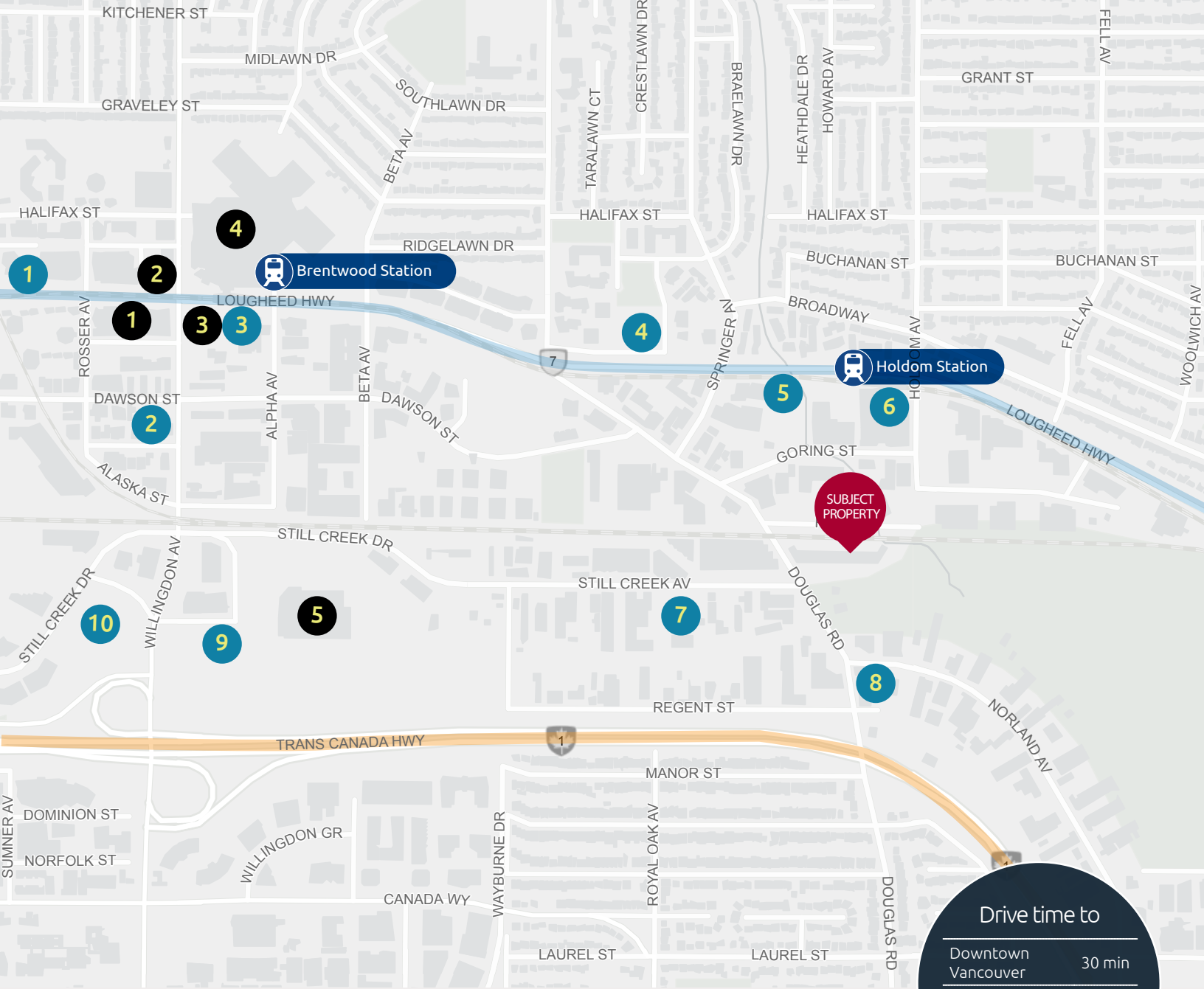
ASKING PRICE

Contact Listing Agent

LOCATION

This industrial unit is conveniently situated on the east side of Douglas Road, near the intersection of Still Creek Avenue. Located in close proximity to the vibrant and rapidly growing Brentwood area, it offers seamless connectivity to major thoroughfares, including Highway 1, and is adjacent to the renowned Amazing Brentwood.

The location is easily accessible, with the Holdom SkyTrain Station just an 11-minute walk away and downtown Vancouver only a 25-minute drive. This strategic positioning makes it an ideal choice for businesses seeking convenience, visibility, and connectivity in Central Burnaby.



Drive time to

Downtown Vancouver	30 min
HWY 1	9 min
Lougheed Hwy	4 min

AMENITIES

● RESTAURANTS / CAFES

1. JOEY Restaurants
2. Domino's Pizza
3. Tim Hortons
4. La Torre Bistro
5. REVS Bowling & Entertainment

6. Starbucks
7. Rocky Mountain Chocolate
8. K Chicken
9. The Keg Steakhouse + Bar
10. McDonald's

● SHOPPING & SERVICES

1. Whole Foods Market
2. Petro-Canada
3. Esso
4. The Amazing Brentwood Shopping Centre
5. Costco

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