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Metrotown

REDUCED PRICE

BC Pkwy




Kingsway

Beresford Street

7425 Hedley Ave

Hedley Avenue

 **JLL** SEE A BRIGHTER WAY

# For sale





7425 Hedley Avenue  
Burnaby, BC

M2 Industrial Zoned Lot with  
Shop Space and Residence



# Opportunity

A rare opportunity to acquire 7,923 sf of M2 zoned industrial lot in the Kingsway/Beresford Industrial area ideal for owner-occupiers and/or investors. 7425 Hedley Avenue is a unique lot with a single-family residence and workshop. The flexible M2 general industrial zoning allows automotive uses, storage, manufacturing and includes all uses under the M1 zoning bylaws.

	PID <b>002-438-763</b>
	SITE SIZE <b>7,923 SF</b>
	PRICE <b>\$1,950,000</b>
	Tenanted residence with small workshop

<b>Tenancy Information</b>	Please contact listing agents
<b>Zoning</b>	M2 General Industrial District Allows a wide range of uses including automotive, equipment sales & rentals, manufacturing, general storage, manufacturing and ancillary commercial uses.
<b>Environmental</b>	Phase 1 & 2 completed



# Location



Located in the Kingsway/Beresford Industrial area of Burnaby, the property benefits from its central location in Metro Vancouver with quick access to all major markets. The subject property is just south of Kingsway with close proximity to other major road networks such as Boundary Road, Marine Way and the Trans Canada Highway. The property is within a 10 minute walk from Edmonds Skytrain Station & offers many amenities surrounding the subject property such as the popular Metrotown Mall.





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