

**AVISON
YOUNG**

For Sale

Unit 105 – 8218 North Fraser Way
Burnaby, BC



High-quality 14,000 sf unit with dock
and grade loading

Future potential to add mezzanine area

Gord Robson*, Principal
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**Personal Real Estate Corporation*

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FOR SALE

Unit 105 – 8218 North Fraser Way
Burnaby, BC

Opportunity

Avison Young is pleased to present the opportunity to purchase a 14,000 sf unit with dock and grade loading, prominently located in Burnaby. Situated along North Fraser Way, the property offers exceptional accessibility within one of Burnaby's most vibrant industrial and business districts. With direct connections to Marine Way, Highway 91, and the Trans-Canada Highway, the property is strategically situated close to a variety of amenities, including Market Crossing Shopping Centre, Riverway Golf Course, and numerous restaurants and services.

Property details

UNIT SIZE

14,000 sf ground floor area
**As per registered strata plan*

PID

029-933-145

VALUE ADD OPPORTUNITY

Potential to add estimated 1,690 sf of mezzanine area

ZONING

M5 – Light Industrial

CEILING HEIGHT

26' clear

LOADING

Three (3) dock level doors
One (1) grade level door

PARKING

15 stalls

ASKING PRICE

Contact listing agents

PROPERTY TAXES (2025)

\$82,441.83

AVAILABILITY




60 - 90 days following subject waiver

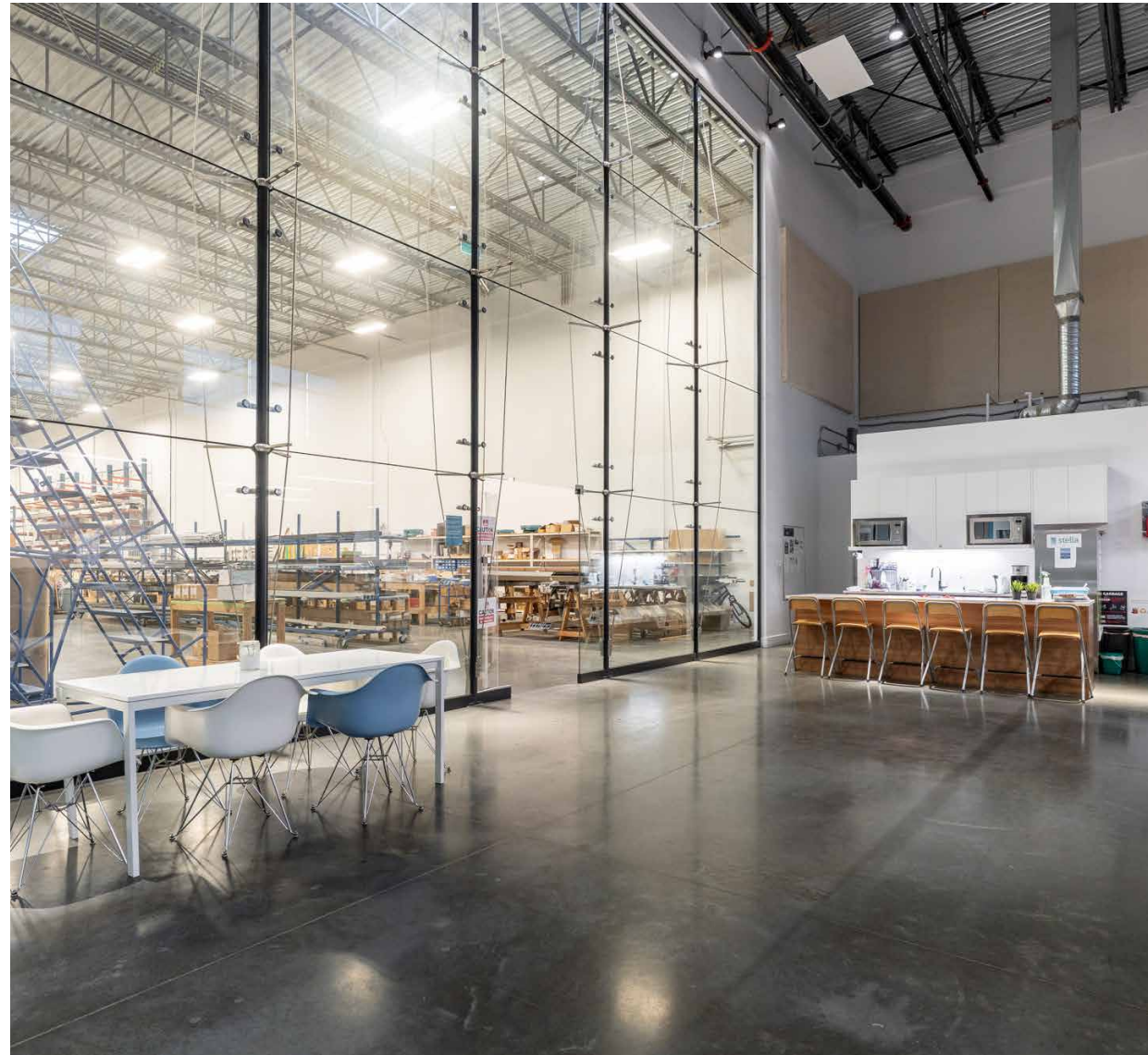
MONTHLY STRATA FEES

\$1,791.96



Building highlights

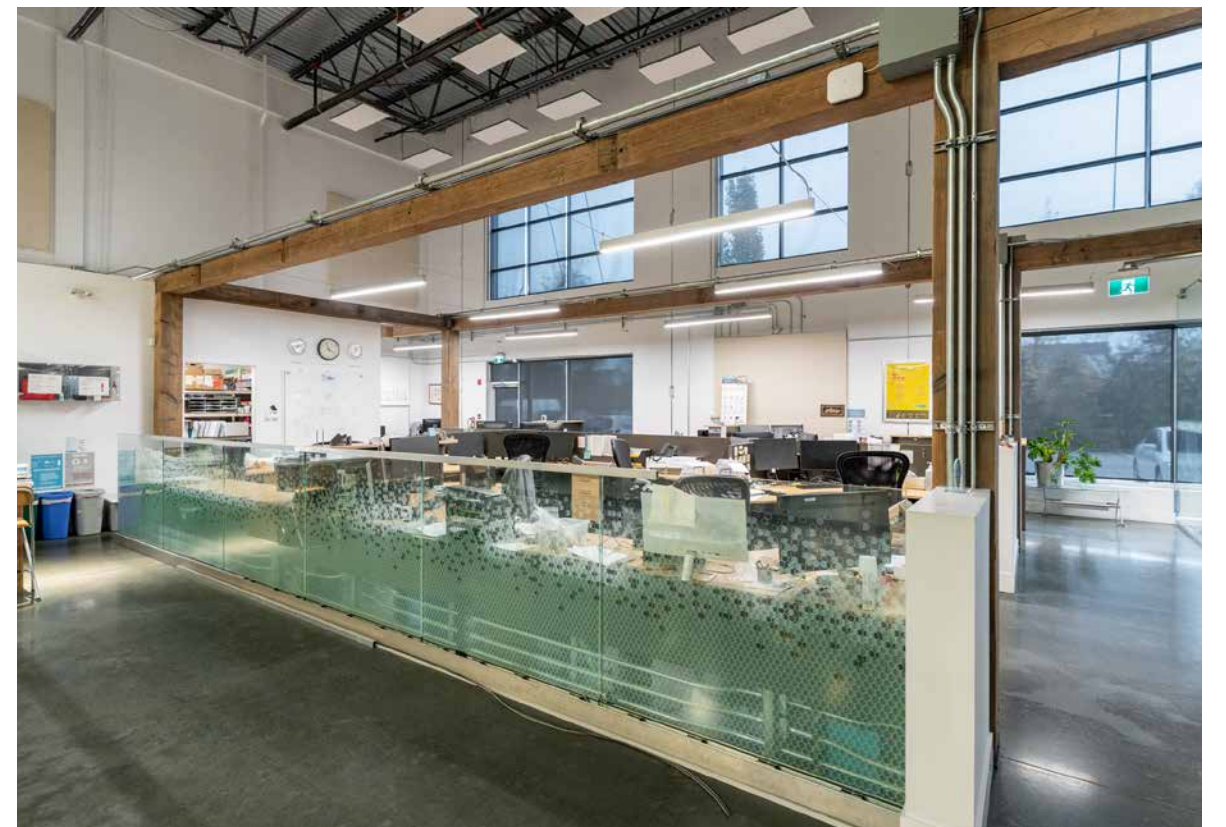
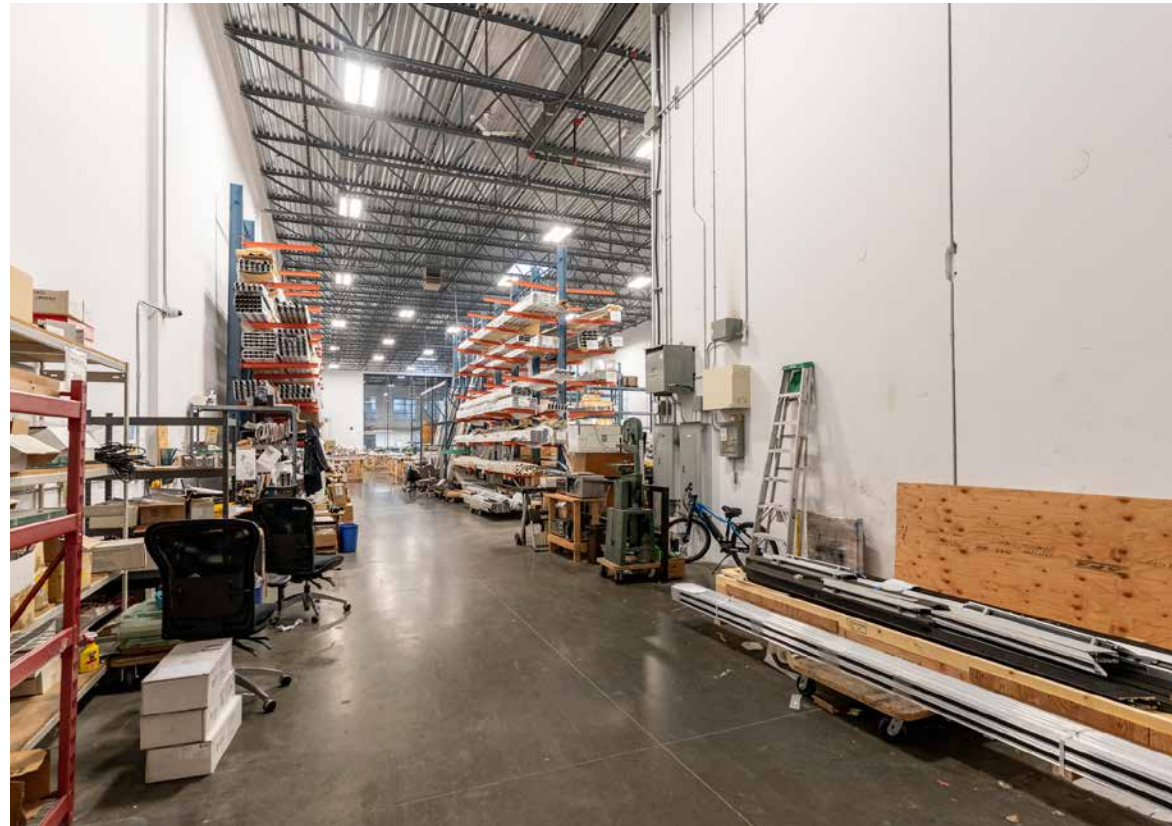
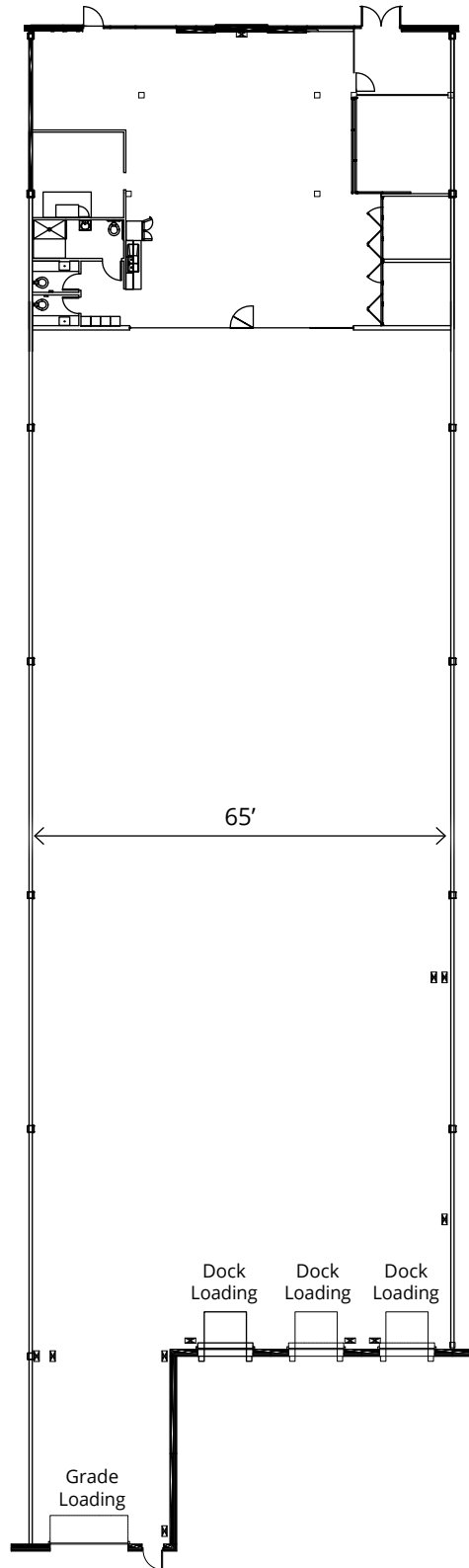
-  T-5 lighting
-  200 amp, 347/600 volt
-  Gas fired unit heaters
-  Kitchen
-  Two (2) private offices
-  One (1) boardroom
-  Three (3) washrooms
-  500 lbs. floor load
-  ESFR sprinkler fire protection system
-  Built in 2016
-  Hydraulic dock levelers

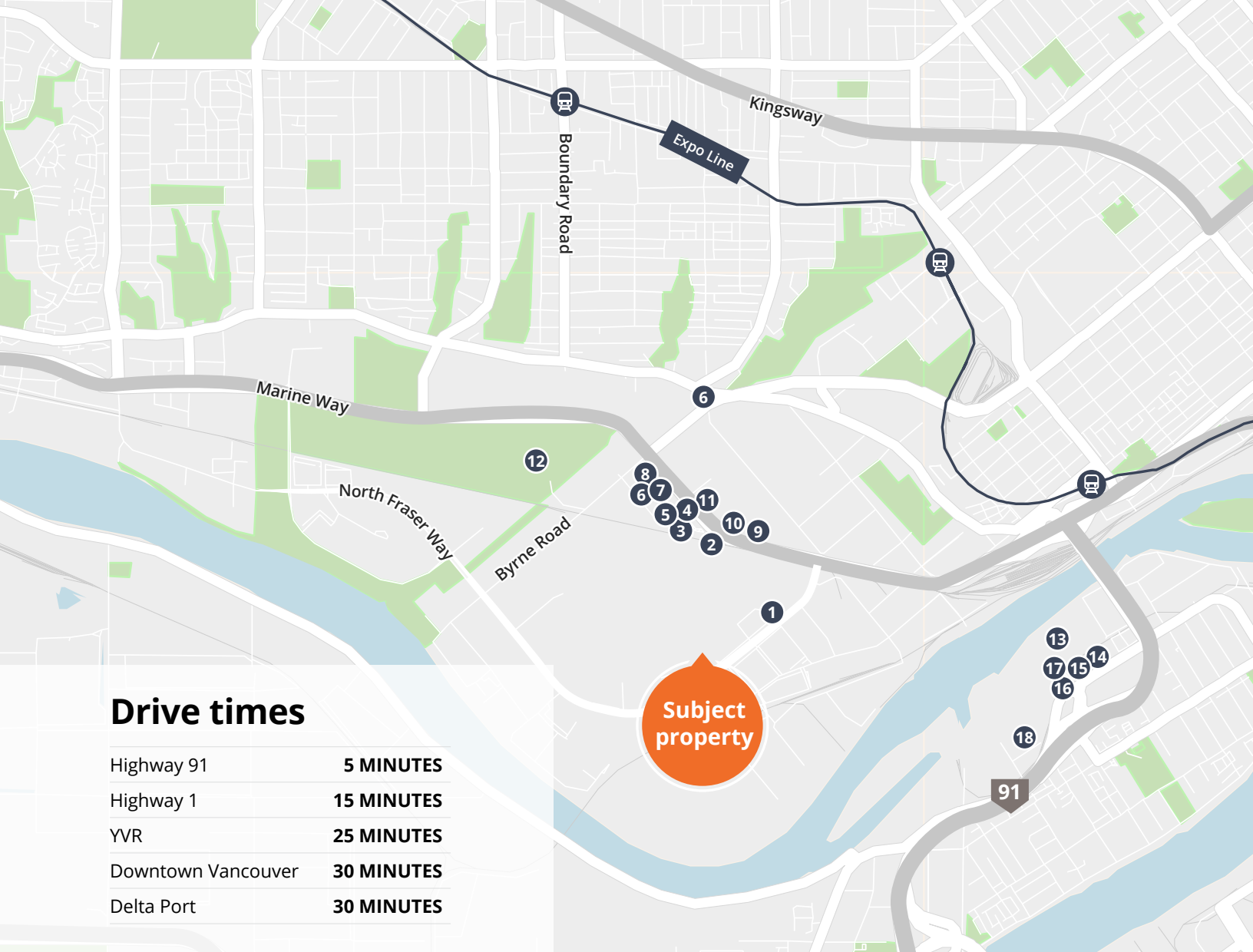


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Floorplan





Drive times

Highway 91	5 MINUTES
Highway 1	15 MINUTES
YVR	25 MINUTES
Downtown Vancouver	30 MINUTES
Delta Port	30 MINUTES

Amenities

- | | | |
|------------------------------|--|-----------------|
| 1. JJ Bean Coffee Roasters | 7. McDonald's | 13. Walmart |
| 2. White Spot Marine & Byrne | 8. Cactus Club Cafe | 14. Starbucks |
| 3. Save-On-Foods | 9. Staples | 15. Tim Hortons |
| 4. Starbucks | 10. Boston Pizza | 16. A&W |
| 5. London Drugs | 11. Nando's PERi-PERi | 17. Quiznos |
| 6. Canadian Tire | 12. Riverway Golf Course & Driving Range | 18. Costco |

Contact for more information

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