

FOR SALE

4425 & 4459 Canada Way

Burnaby, BC

Rare opportunity to acquire two (2) high exposure adjacent industrial properties along Canada Way in Central Burnaby



47,250 sf
TOTAL LAND AREA



16,080 sf
TOTAL BUILDING AREA



The opportunity exists to purchase both properties collectively or on an individual basis.

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Opportunity

Avison Young is pleased to present the opportunity to acquire two (2) high-exposure freestanding industrial buildings along Canada Way in Central Burnaby (collectively, the “Properties”). The offering includes 4425 Canada Way, a 12,000 square foot building on 0.723 acres, and 4459 Canada Way, a 4,080 square foot building on 0.362 acres, totaling 16,080 square feet on 1.08 acres. The Properties are available for purchase individually or together.

As of July 1, 2026, the Properties have been rezoned to E1 (Employment District) allowing for a broader range of light industrial and commercial uses including office, child care, recreation and fitness uses.

Both buildings have benefited from significant recent capital improvements, including major upgrades to roofing, HVAC systems, mechanical components, access doors, and interior finishes, reflecting a well-maintained and high-quality asset base. The offering provides flexibility for investors and owner-users, representing a compelling opportunity to acquire well-maintained, high-exposure industrial assets in a sought-after Burnaby location.

Zoning

NEW ZONING*

E1 (Employment District) permits most light industrial uses, but also outright approval of child care, recreation and fitness, assembly and entertainment, and office uses. Conditional approvals include educational services, energy generation, personal and business services, restaurant, retail, and storage facilities.

**The E1 (Employment District) zoning is part of the new Burnaby Zoning Bylaw 2026 changes which went into effect July 1, 2026.*



Investment highlights

-  Two (2) freestanding industrial buildings totaling 16,080 sf on 1.08 acres
-  High-exposure frontage along Canada Way in Central Burnaby
-  Multiple points of access and egress along both Canada Way and Norfolk Street
-  Ability to purchase individually or as a combined offering
-  Recently implemented E1 (Employment District) zoning allowing expanded commercial uses
-  Significant recent capital improvements across both buildings
-  Strong connectivity with direct access to the Trans-Canada Highway and proximity to Brentwood
-  Flexible occupancy: owner-user opportunity with potential leaseback and near-term lease expiry
-  Approximately 57 total on-site parking stalls across both properties
-  Well-maintained assets with upgraded roof, HVAC, mechanical and interior systems
-  Located directly across from the kʷasən Village masterplan redevelopment in an emerging area with strong potential for future higher density uses

4425 Canada Way



4459 Canada Way



PROPERTY OVERVIEW

4425 Canada Way

PID
003-287-017

YEAR BUILT
1959*
**Over \$275,000 in building upgrades in 2022, including new roof, HVAC, and electric sliding double doors.*

BUILDING SIZE
12,000 sf

LAND SIZE
0.723 Acres (31,500 sf) (150' W x 210' D)

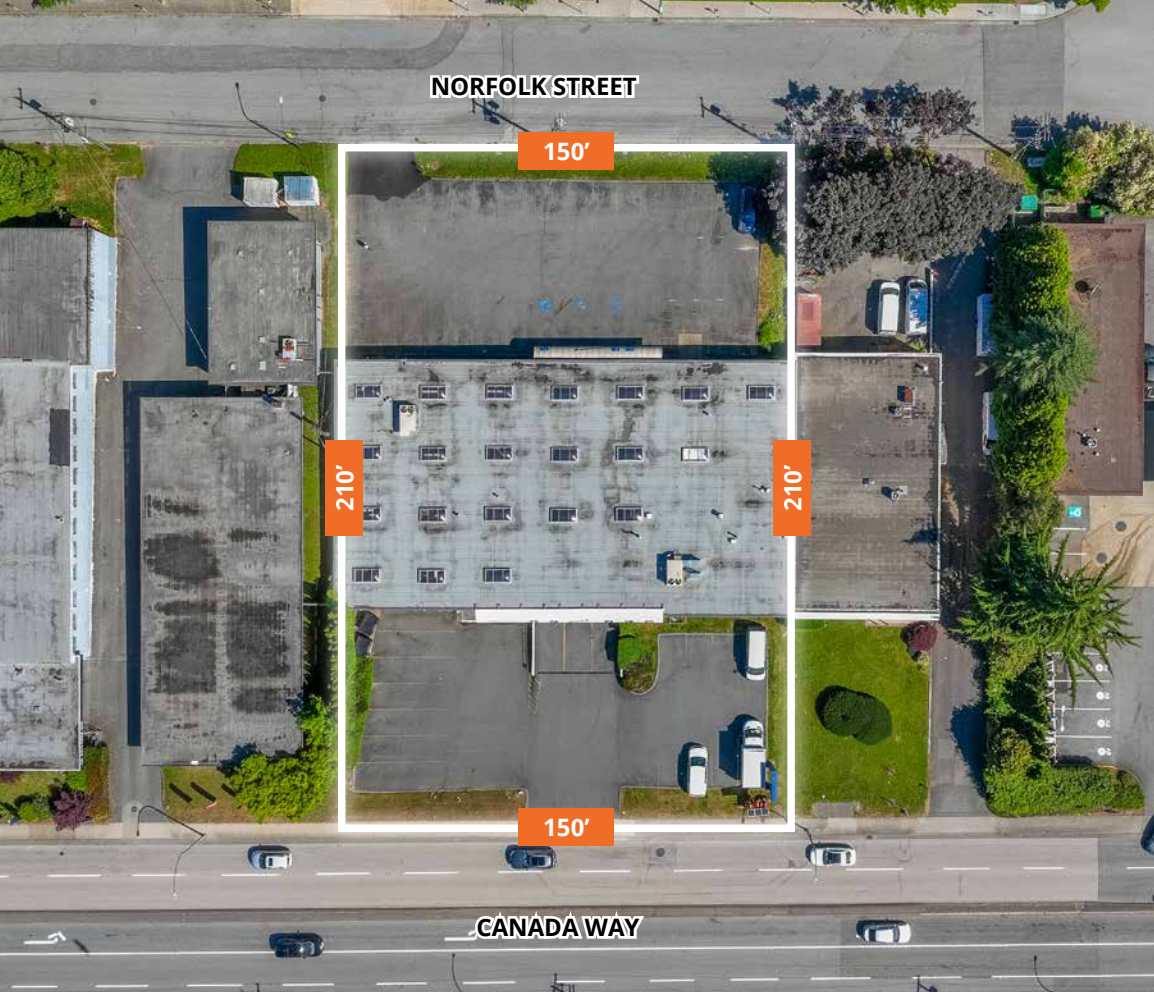
ZONING
E1 (Employment District) - as of July 1, 2026

PROPERTY TAXES
\$82,370.27 (2025)

TENANT
The property is currently owner/occupied and can be provided either vacant or with a leaseback (ie. 1-2 years).

- ADDITIONAL DETAILS
- Combination of showroom, warehouse and office
 - Over \$275,000 in building upgrades in 2022
 - o New roof & HVAC (over \$240,000)
 - o Replaced 2 electric sliding double doors (over \$35,000)
 - One (1) dock level loading door
 - 12'-6" clear ceiling heights
 - HVAC
 - 3 phase power (200 amp, 120/480 volt)
 - Approximately 45 onsite parking stalls

ASKING PRICE
\$8,975,000



PROPERTY OVERVIEW

4459 Canada Way

PID
002-428-172

YEAR BUILT
1967*
**Over \$96,000 in building upgrades in 2021, including new HVAC, heat pump, electrical and flooring*

BUILDING SIZE
4,080 sf

LAND SIZE
0.362 Acres (15,750 sf) (75' W x 210' D)

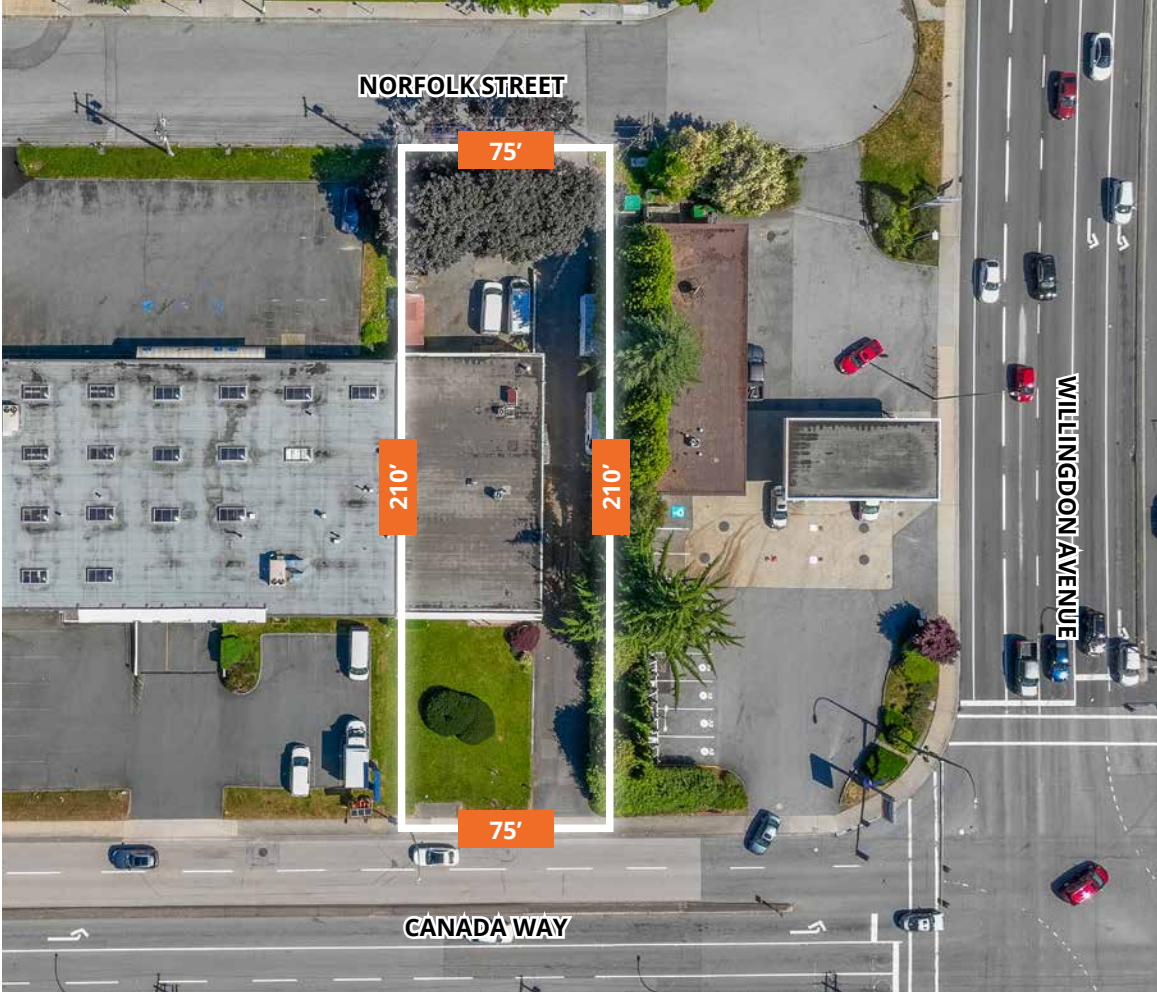
ZONING
E1 (Employment District) - as of July 1, 2026

PROPERTY TAXES
\$57,836.85 (2025)

TENANT
The property is currently leased until December 31, 2026, with no renewal option. Potential for early tenancy termination.

- ADDITIONAL DETAILS
- Mainly office with some warehouse
 - Approximately \$96,000 in building upgrades in 2021
 - o Water-cooled heat pump system replaced (\$23,500)
 - o HVAC replaced (\$45,000)
 - o Flooring, electrical & painting work (\$27,500)
 - One (1) dock level loading area
 - 9'-3" to underside t-bar ceiling
 - HVAC throughout
 - 3 phase power (200 amp, 240 volt)
 - Approximately 12 onsite parking stalls

ASKING PRICE
\$4,525,000



PROPERTY OVERVIEW

4425 & 4459 Canada Way

PID(S)
003-287-017 ; 002-428-172

TOTAL BUILDING SIZE
16,080 sf

TOTAL LAND SIZE
1.08 acres (47,250 sf) (225' W x 210' D)

TOTAL PROPERTY TAXES (2025)
\$140,207.12

ASKING PRICE
\$13,500,000



Location

The Properties are prominently located in the heart of Central Burnaby, near the corner of Canada Way and Willingdon Avenue. This strategic location offers direct access to the Trans-Canada Highway, providing seamless connectivity to downtown Vancouver, the North Shore, and the broader Metro Vancouver region. The area is exceptionally well-served by public transit, with frequent bus routes along Canada Way and Willingdon Avenue, and is within approximately a 20-minute walk from Brentwood Town Centre SkyTrain Station. In addition, the Properties are just a 5-minute drive from The Amazing Brentwood, one of the region's premier retail and lifestyle destinations, offering an extensive selection of shopping, dining, and entertainment amenities.

Drive times

Brentwood Town Centre	5 MINUTES
Boundary Road	5 MINUTES
Metrotown	9 MINUTES
Downtown Vancouver	20 MINUTES
Coquitlam	26 MINUTES
Surrey	26 MINUTES

Nearby amenities and services

- Amazing Brentwood
 - Adidas
 - BMO Bank of Montreal
 - Brentwood Medical Clinic
 - CIBC
 - Cineplex VIP Cinemas
 - H&M + H&M Home
 - Neptune Palace Seafood Restaurant
 - London Drugs
 - OEB Breakfast Co.
 - Rogers
 - TD Canada Trust
 - The Rec Room
 - WeWork
 - R+D Kitchen by White Spot
- BCAA
 - BC Liquor
 - BCIT Burnaby Campus
 - Canadian Tire
 - Cactus Club Café
 - Cariboo Brewing
 - Costco Wholesale
 - Crystal Mall
 - Enterprise Rent-A-Car
- FedEx
 - Grand Villa Casino Hotel & Conference Centre
 - Joey Burnaby
 - London Drugs
 - Lordco Auto Parts
 - Metropolis at Metrotown
 - The Keg Steakhouse + Bar
 - TELUS
 - Whole Foods Market



Contact for information

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