

MUSTREAM
COMMERCIAL *

**104/105 4378 BERESFORD
STREET Metrotown**
BURNABY | BC

FOR LEASE

Two Centrally
Located Adjacent
Retails Units



Peter Shan

PREC.

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* Nu stream Commercial is a Division of Nu Stream Realty Inc.

SALIENT FACTS

Location

Central Metropolis Business District

Property Subtype

Retail

Space

2,005 SF, ~998 sqft.(#104) & 1,007 sqft.(#105)

Year Built

2020

Lease

Triple Net

Additional Rent

Estimate \$23.00 sqft. Per annum

Parking

8 Stalls

Zoning

CDC2

Interior

Finely Finished

Possession

Mid of Nov., 2026

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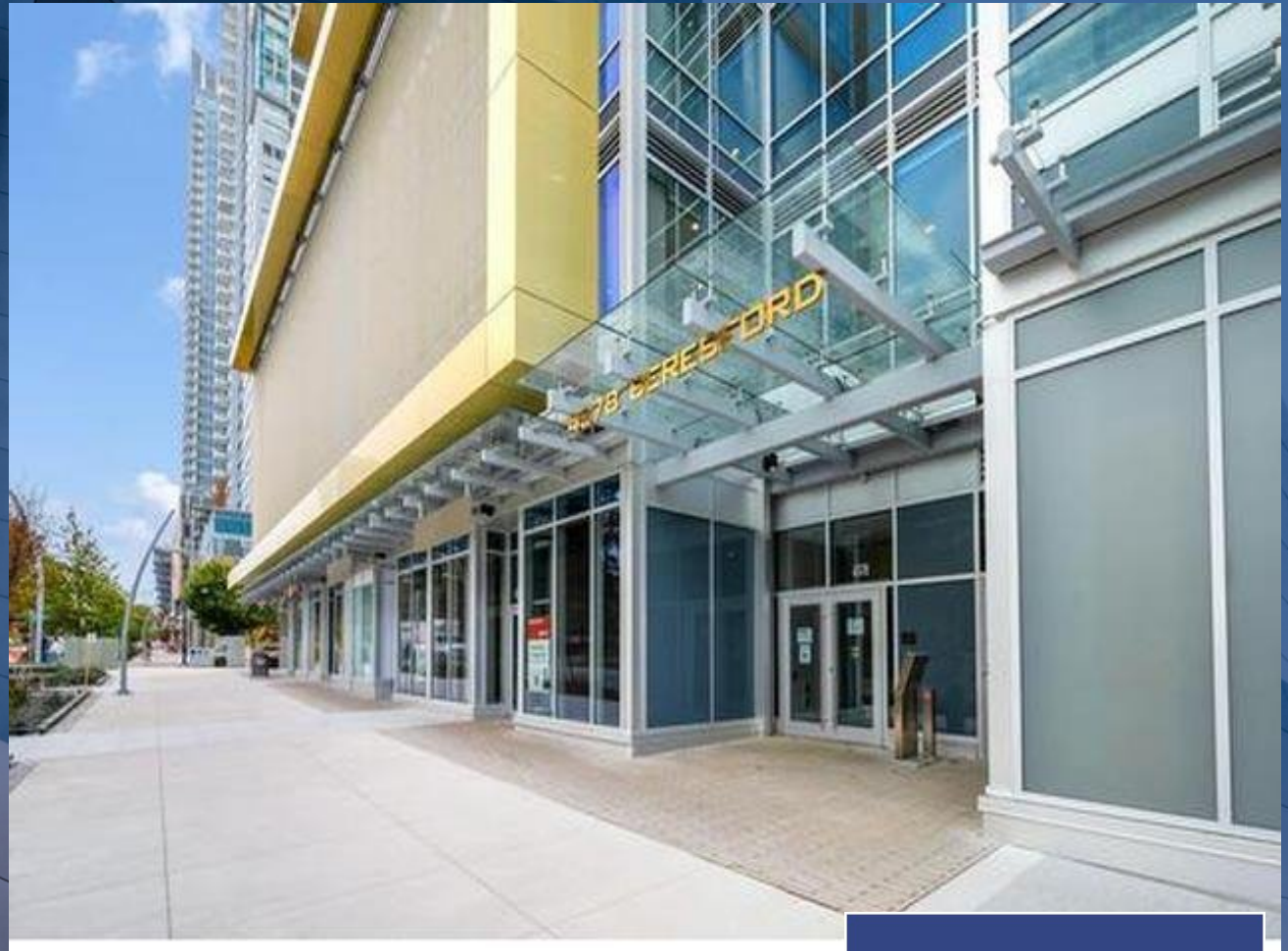
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OPPORTUNITY

TWO adjacent retail units as a whole piece, cutting the corner of Gold House tower, centrally situated right next to the most vibrant Metropolis and metrotown skytrain station. Surrounded by numerous amenities including shops, restaurants, retail stores, medical/ dental clinics, hotels etc., with exceptional exposure and visibility to pedestrian and vehicular traffics. Plenteous signage opportunities for various aspects of business. Eight parking stalls as a BONUS!

Asking : \$83 sqft. Per annum, negotiable



**MUSTREAM
COMMERCIAL ***

Active
C8079735

104&105 4378 BERESFORD STREET

For Lease
Retail

Metrotown
Burnaby South
V5H 4V8

For Sale Price: **\$0**
Leased/Sold Date: /
Leased/Sold Price: /

Additional Property Types:
Retail

Listing Map: 



Zoning: **CD** Gross Prop **\$197,473.48** Tax Yr: **2025** Sale **Lease**

P.I.D.#: **800-186-016** Building/Complex Name:

Rarely find two adjacent retail unit of the Gold House tower, centrally situated right next to the most vibrant Metropolis and Metrotown skytrain station. Surrounded by numerous amenities including shops, restaurants, retail stores, medical/dental clinics, hotels etc., with exceptional exposure and visibility to pedestrian and vehicular traffics. Plenteous signage opportunities for various aspects of business.8 parking stalls.

MEASUREMENTS:

Subj. Space Sq.Ft: Space Avail For Lse: **2,002**
Subj. Space Width W/hse/Indust. Sq Ft:
Subj. Space Depth: Office Area Sq Ft:
Land Size Sq. Ft. **0.00** Retail Area Sq Ft:
Land Size Acres: **0.00** Mezzanine Sq Ft:
Acres Freehold: Other Area Sq Ft:
Acres Leasehold: **0.00** Main Resid. Sq Ft:
Subj. Prop Width ft.: Min. Divis. Space:
Subj. Prop Depth ft.: Max. Contig. Space: **2,002**

LEASE DETAILS:

Lease Type: **Net**
Lease Expiry Date:
Lse Term/Months:
Is a Sub-lease?: **No**
Strata Fees/Month: **\$1,866.74**
Seller's Int.: **Registered Owner**
Int. In Land: **Freehold**
First Nat.Res:
Occupancy: **Tenant**

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF: **\$82.00**
Est. Additional Rent / SF: **\$23.00**
Basic Rent per Month: **\$13,680.33**
Est. Add. Rent per Month: **\$3,837.00**
Basic Rent per Annum: **\$164,164.00**

Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

GENERAL BUILDING AND PROPERTY DETAILS:

of Buildings: Construction: **Concrete Block, Concrete**
of Storeys: Roof:
of Elevators: HVAC:
Parking Spaces: Building Type: **Mixed Use**
Class of Space: Amenities:
Year Built: **2020** Site Services:

Power Type:
Restrictions:
Environmental Assess.: **No** Comments:
Potential to Redevelop? Comments:

LEGAL: STRATA LOT 4/5, PLAN EPS6068, DISTRICT LOT 153, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

LISTING FIRM(S):

- 1. Nu Stream Realty Inc.
- 2.
- 3.

PRESENTED BY:

Peter Shan PREC* - CONTC: 604-300-8888
Nu Stream Realty Inc.
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* Nu stream Commerc



NEXT!

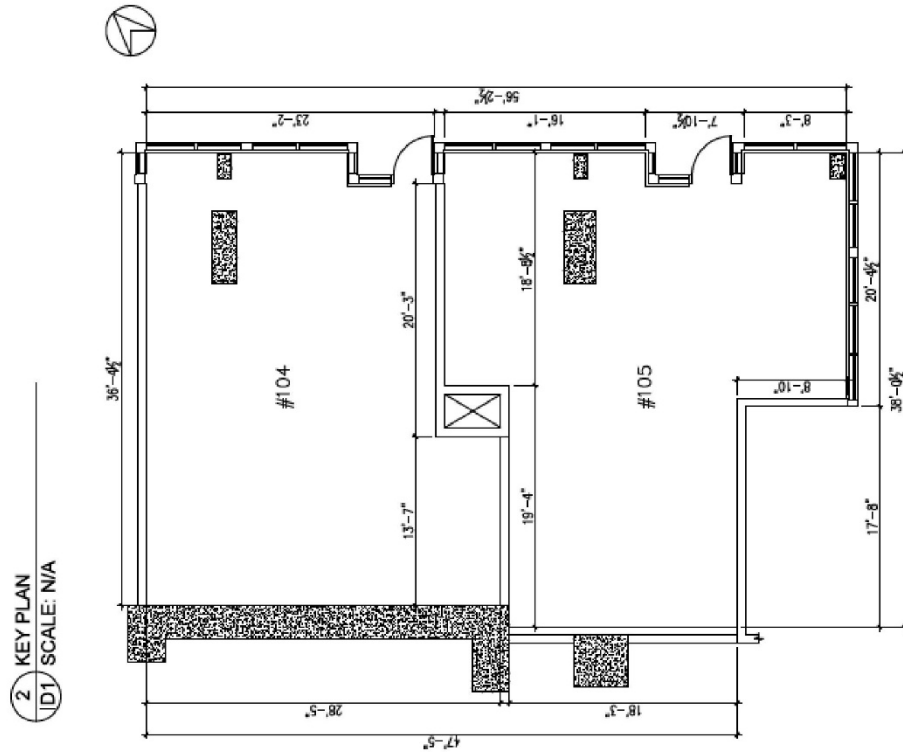
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Floor Plan



2 KEY PLAN
 (D1) SCALE: N/A

3 EXISTING FLOOR PLAN
 (D1) SCALE: 1/8" = 1'-0"



Metrotown
 PUBLIC REALM NETWORK

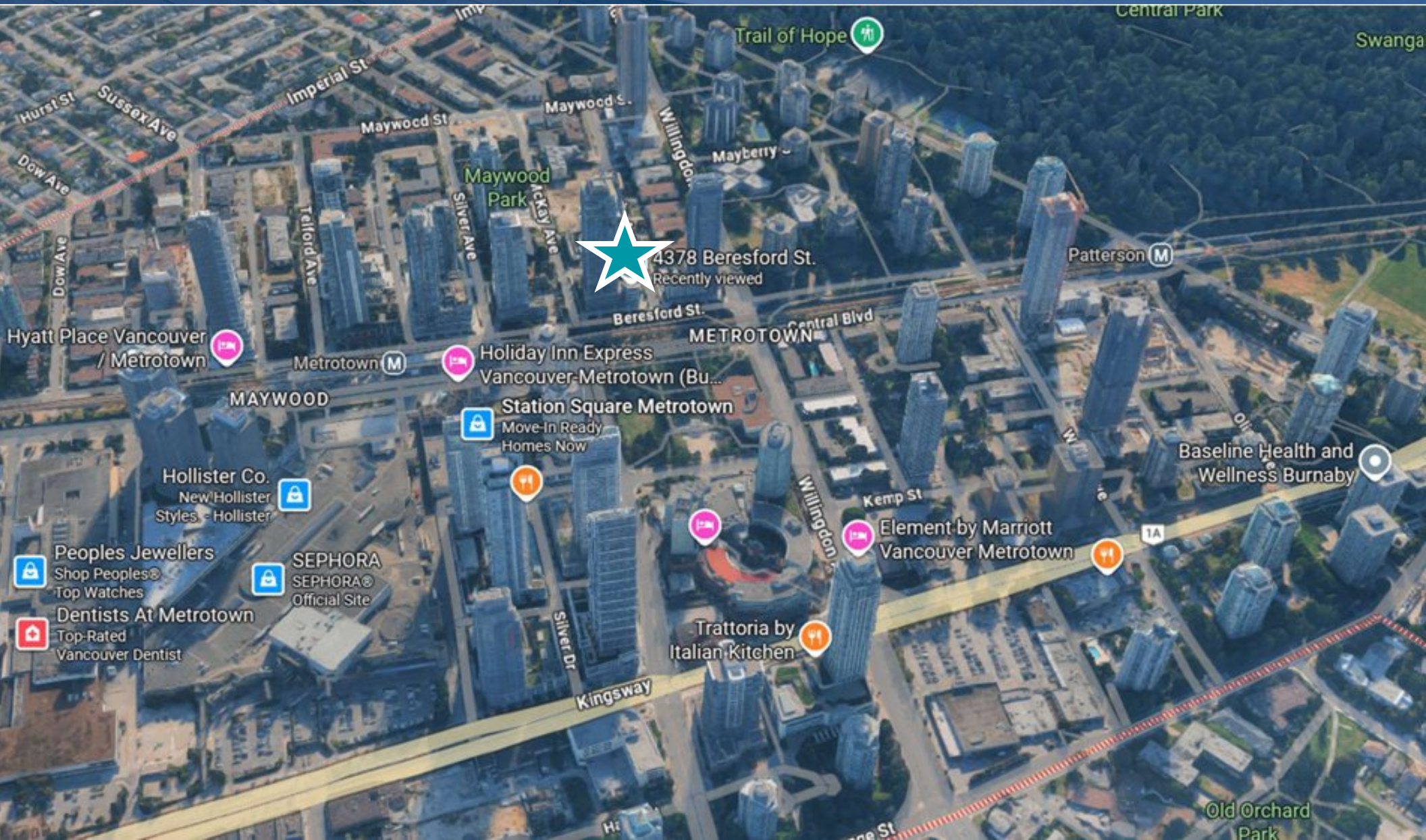
- LEGEND
- Park/Quart Square
 - Heritage Public Culture
 - Heritage to Metrolink
 - Station to Metro Downtown Metrolink
 - Existing Walk to Street
 - Proposed Walk to Street
 - Character Street
 - Existing Urban Trail
 - Proposed Neighborhood Linkage

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Map



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