

# FOR SALE

4538 KINGSWAY, #613 & 615  
BURNABY, BC

1,168 SF PREMIUM PENTHOUSE OFFICE SPACE

CRYSTAL MALL OFFICE, METROTOWN



Royal LePage® Ben Gauer & Assoc.

INDEPENDENTLY OWNED & OPERATED

Ben Gauer, FRI(E)  
BEN GAUER & BRONSON JOB REAL ESTATE TEAM  
C 604.644.0273 | TF 1.888.649.4299  
BEN@BENGAUER.COM | WWW.BENGAUER.COM



## OPPORTUNITY

Prime Metrotown fully finished air-conditioned office space at the corner of Willingdon and Kingsway. Prestigious 1,168 sq. ft. top floor penthouse office space with endless North Shore Mountain and city views in the Crystal Mall office tower! Arguably the best office location in Metrotown. 2 units combined into one with 2 entrances, kitchen, & deluxe built-in cabinetry included! Convenient 3-hour free parking. Monthly parking for \$145/ month. Just a short walk to the Metrotown Skytrain station. Located adjacent to Crystal Shopping Mall and a short walk to Metropolis at Metrotown. Easy Downtown Vancouver and Hwy 1 access. Common areas & washrooms are in addition to the net useable 1168 sq. ft. size. Possession anytime.

Property Website & Pictures



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## SUMMARY

Sale Price:	\$1,150,000
Unit Size:	Office space net useable size: 1,168 sq. ft.
Property Taxes:	\$10,806.22 (2025)
Strata Fees:	\$1,130.53/month including GST
Availability:	Vacant possession to be provided on closing
Purchase:	Asset Purchase
Zoning:	CD Comprehensive Development Mixed Use
PID:	#613: 024-528-285 #615: 024-528-293
Legal:	STRATA LOT 58 AND 59 PLAN LMS3905, 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 1 OR V, AS APPROPRIATE

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# FEATURES

- Prestigious well-proportioned top floor penthouse space.
- Located in a premium first-class building.
- Inspiring northerly views of the city and North Shore Mountains.
- Beautifully maintained with extensive and well-appointed premium quality millwork.
- Attractive functional design.
- Kitchenette with double sink and microwave.
- 1,168 sq. ft. is net useable area. Common areas and washrooms are in addition to this size.
- An abundance of natural light with wall-to-wall windows.
- Two H/C washrooms across the hall on the same floor.
- Air-conditioning.
- The cost of hot water, electricity, air-conditioning and gas is included in the strata fee.
- Quality concrete construction.
- Electrical: 100 Amp.
- Elevator.
- Ample free 3-hour parking plus monthly parking for \$145/month.
- Easy access to Downtown Vancouver, YVR Airport, Richmond, and Hwy #1.



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# PROPERTY PHOTOS



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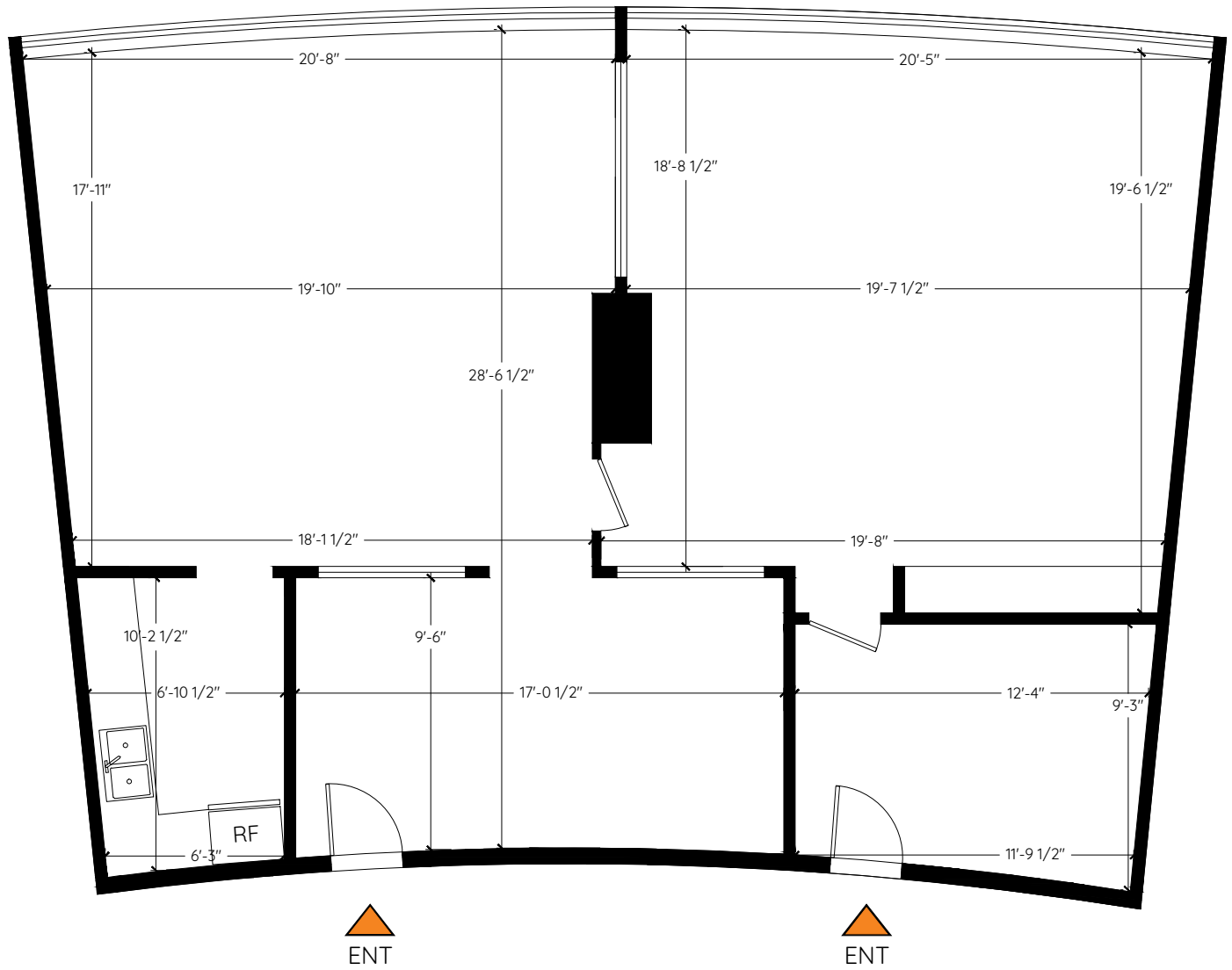
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# FLOOR PLAN



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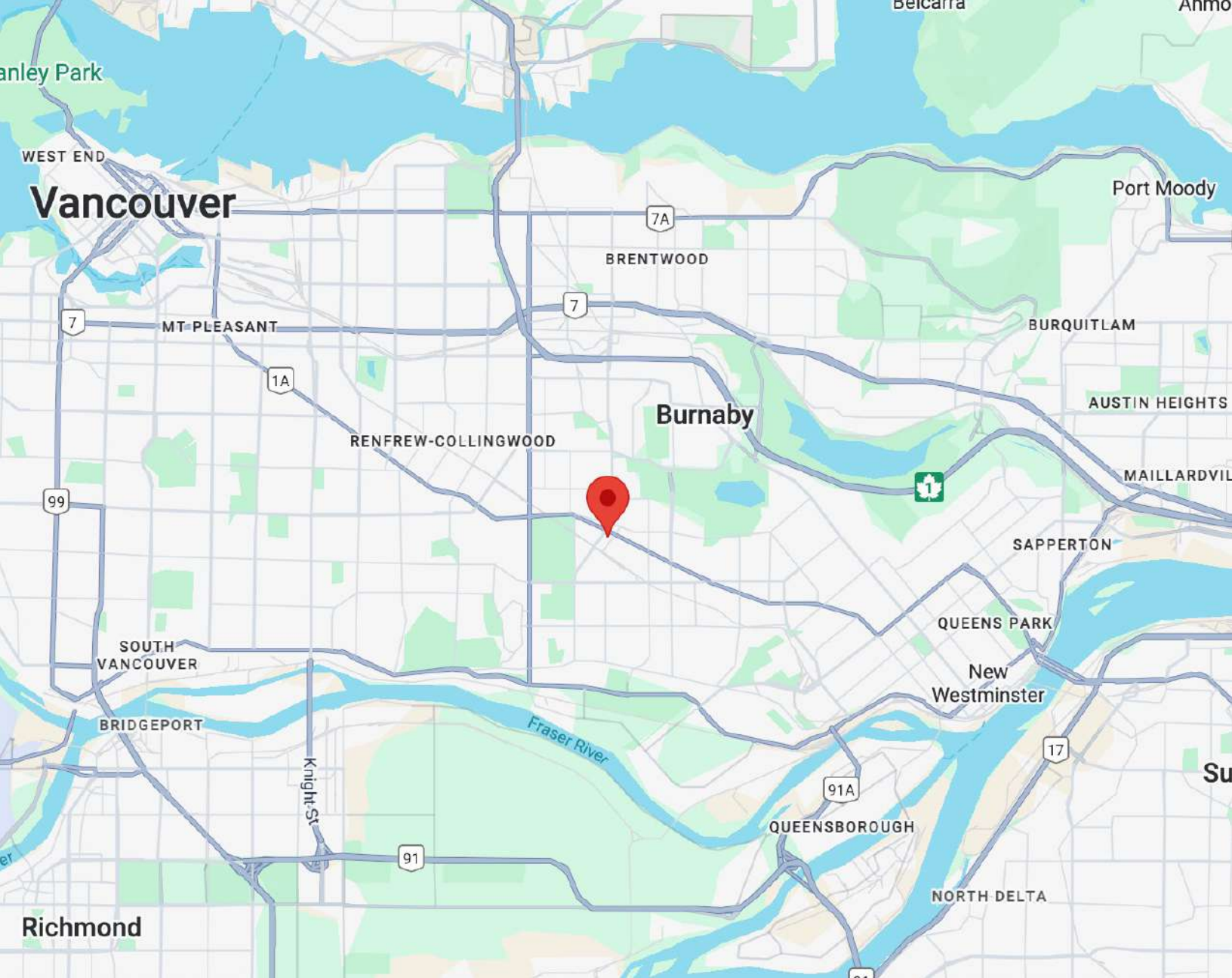
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## LOCATION

At the southeast corner of Willingdon Ave and Kingsway (Hwy 1A) adjacent to the Crystal Shopping Mall and Metropolis in Metrotown, Burnaby. Walk 2 blocks to the Metrotown Skytrain station.

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