

**FOR
SALE /
LEASE**

**#176 - 5489 BYRNE ROAD
BURNABY, BC**



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FOR SALE/LEASE

OFFICE/WAREHOUSE

#176 - 5489 BYRNE ROAD, BURNABY, BC

LOCATION:

This unit is primarily located in the **Riverway Business Park** just off of the intersection of Marine Way and Byrne Road and directly across from the Marine Way Market and Big Bend Shopping Centre which together host approximately 600,000 sq. ft. of retail services including Cactus Club, VanCity, TD Canada Trust, Canadian Tire, Starbucks and Tim Hortons. This property also enjoys quick and easy access to all major transportation networks linking your company to all of Metro Vancouver's key business markets.

ZONING:

M-5

AREA:

| | |
|------------------|--------------------|
| Showroom/Office: | 752 sq. ft. |
| Warehouse: | <u>752 sq. ft.</u> |
| Total: | 1,504 sq. ft. |

FEATURES:

| <u>Office/Showroom</u> | <u>Warehouse</u> |
|--|------------------------------------|
| - Open area | - 10' clear ceiling height |
| - High quality flooring | - One (1) grade level loading door |
| - One (1) handicapped accessible washroom | - Concrete flooring |
| - Lots of glazing allowing for natural light | |

PARKING:

Four (4) parking stalls including loading door

LEASE RATE:

\$22.00 per sq. ft. plus GST (or) \$2,757.33 per month plus GST

STRATA FEE:

\$2.44 per sq. ft. plus GST (or) \$305.56 per month plus GST

PROPERTY TAX:

\$5.98 per sq. ft. plus GST (or) \$750.11 per month plus GST (2025)

LEASE RATE:

\$22.00 per sq. ft. plus GST (or) \$2,757.33 per month plus GST

SALE PRICE:

\$1,075,000.00

AVAILABLE:

November 1, 2025