

FOR SALE | INDUSTRIAL
#117 - 3993 HENNING DRIVE
BURNABY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ Half a Block to Gilmore SkyTrain Station
- ▶ Desirable Bridge Business Park Location
- ▶ Flex Office/Warehouse Strata Unit

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Legal Description

STRATA LOT 17 DISTRICT LOT 118
GROUP 1 NEW WESTMINSTER
DISTRICT STRATA PLAN LMS3884
TOGETHER WITH AN INTEREST
IN THE COMMON PROPERTY
IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1

PID

024-511-064

Zoning

M-5 allowing for light industrial
and outright office uses.

Available Area*

Main floor office	660 SF
Main floor warehouse	523 SF
Second floor office	640 SF
Total	1,823 SF

*Approximate

Parking

Three (3) parking stalls (2 in front,
1 in rear loading area)

Monthly Strata Fees

\$924.55

Property Taxes

\$13,464.94 (2025)

Asking Price

\$1,398,000

Availability

Contact agents

Location

The subject property is located within Burnaby's Bridge Business Park at the intersection of Gilmore Avenue and Lougheed Highway. This desirable location is situated approximately half a block from the Gilmore SkyTrain Station and offers convenient access to the Lougheed Highway and Trans-Canada Highway, providing efficient connectivity to key business markets throughout Metro Vancouver.

Features

- ▶ Grade loading
- ▶ 19' clear ceiling height
- ▶ 3-phase power
- ▶ Private & open plan offices
- ▶ Skylight
- ▶ HVAC office areas
- ▶ Kitchenette
- ▶ Office/showroom on main floor with hardwood floors
- ▶ Two (2) washrooms - (H/C accessible on main floor)
- ▶ Separate entrances for main & second floor

