

**AVISON  
YOUNG**

# For Sale

**Unit 105 – 8218 North Fraser Way**  
Burnaby, BC



High-quality 14,000 sf unit with dock  
and grade loading

Future potential to add mezzanine area

**Gord Robson\***, Principal  
604 647 1331  
[gord.robson@avisonyoung.com](mailto:gord.robson@avisonyoung.com)  
*\*Personal Real Estate Corporation*

**Ilya Tihanenoks**, Principal  
604 260 1869  
[ilya.t@avisonyoung.com](mailto:ilya.t@avisonyoung.com)



## Opportunity

Avison Young is pleased to present the opportunity to purchase a 14,000 sf unit with dock and grade loading, prominently located in Burnaby. Situated along North Fraser Way, the property offers exceptional accessibility within one of Burnaby's most vibrant industrial and business districts. With direct connections to Marine Way, Highway 91, and the Trans-Canada Highway, the property is strategically situated close to a variety of amenities, including Market Crossing Shopping Centre, Riverway Golf Course, and numerous restaurants and services.

## Property details

**UNIT SIZE**  
14,000 sf ground floor area  
*\*As per registered strata plan*

**PID**  
029-933-145

**VALUE ADD OPPORTUNITY**  
Potential to add estimated 1,690 sf of mezzanine area

**ZONING**  
M5 – Light Industrial

**CEILING HEIGHT**  
26’ clear

**LOADING**  
Three (3) dock level doors  
One (1) grade level door

**PARKING**  
15 stalls

**ASKING PRICE**  
Contact listing agents

**PROPERTY TAXES (2025)**  
\$82,441.83

**AVAILABILITY**  
60 - 90 days following subject waiver

**MONTHLY STRATA FEES**  
\$1,791.96





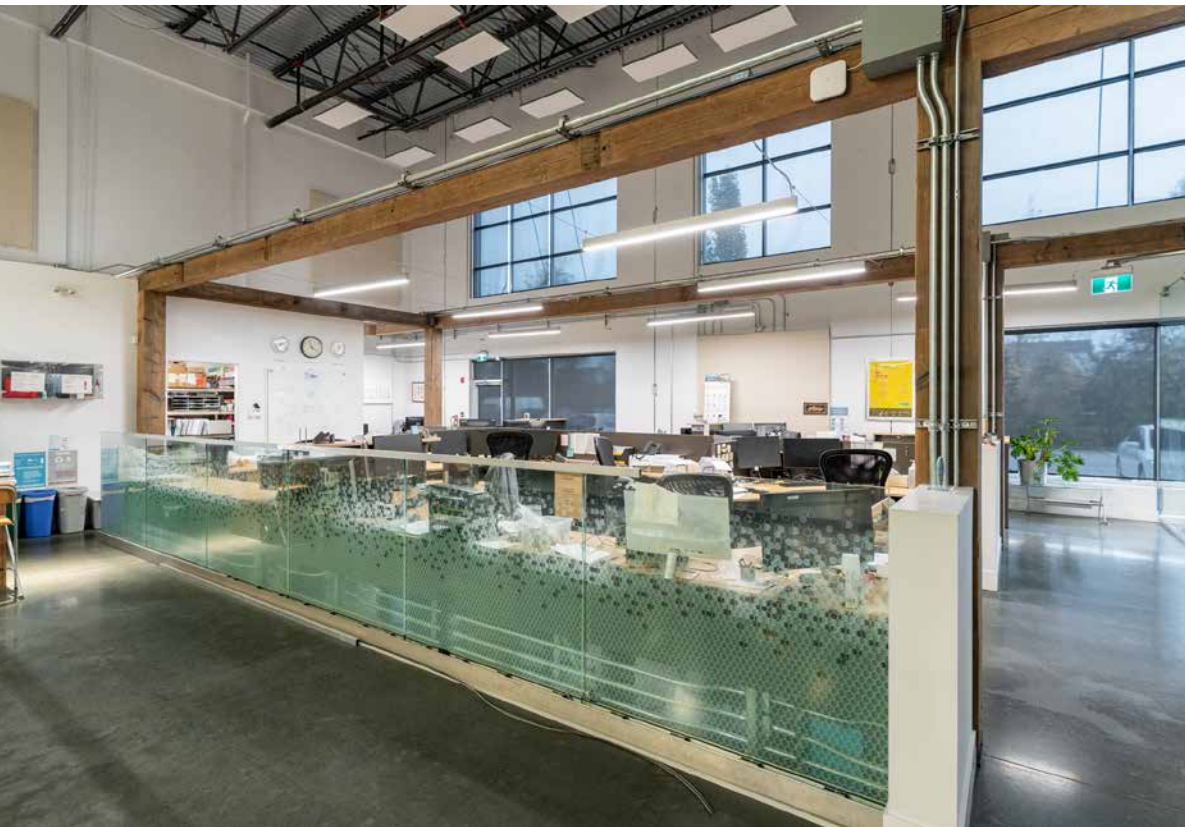
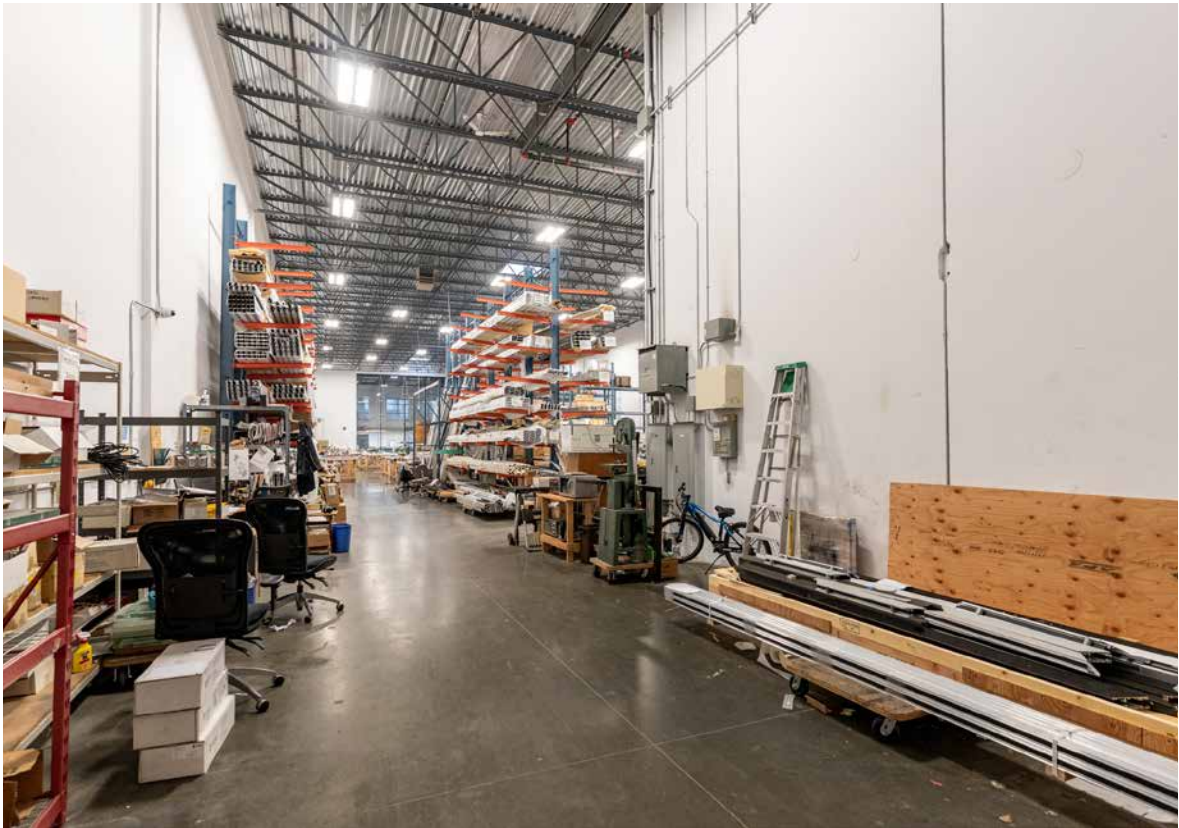
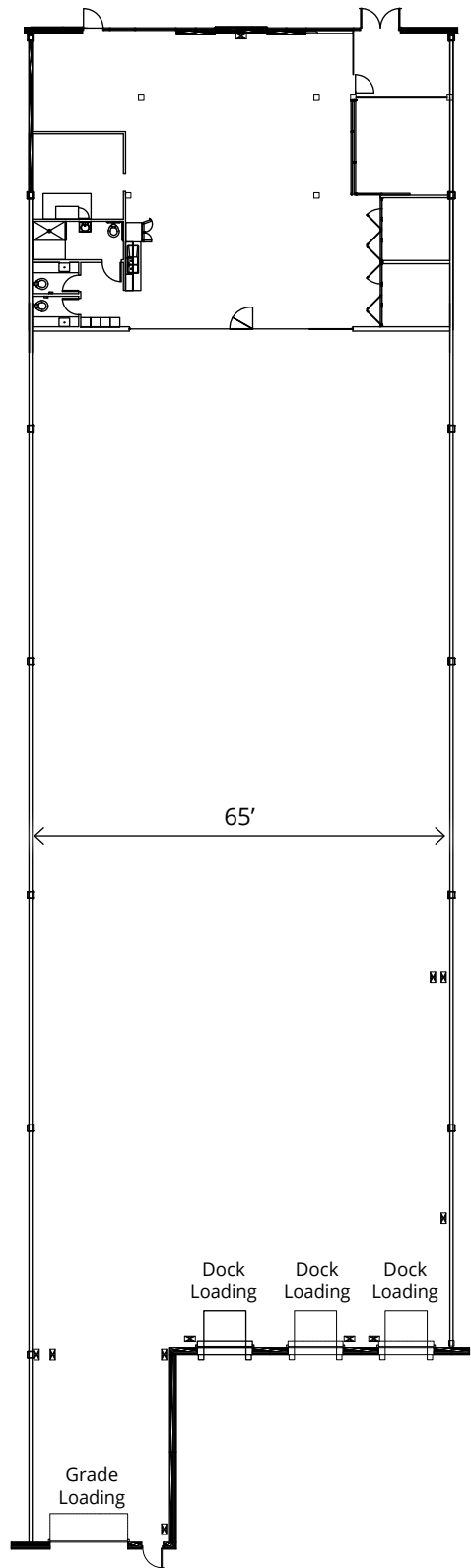
Building highlights

- T-5 lighting
- 200 amp, 347/600 volt
- Gas fired unit heaters
- Kitchen
- Two (2) private offices
- One (1) boardroom
- Three (3) washrooms
- 500 lbs. floor load
- ESFR sprinkler fire protection system
- Built in 2016
- Hydraulic dock levelers

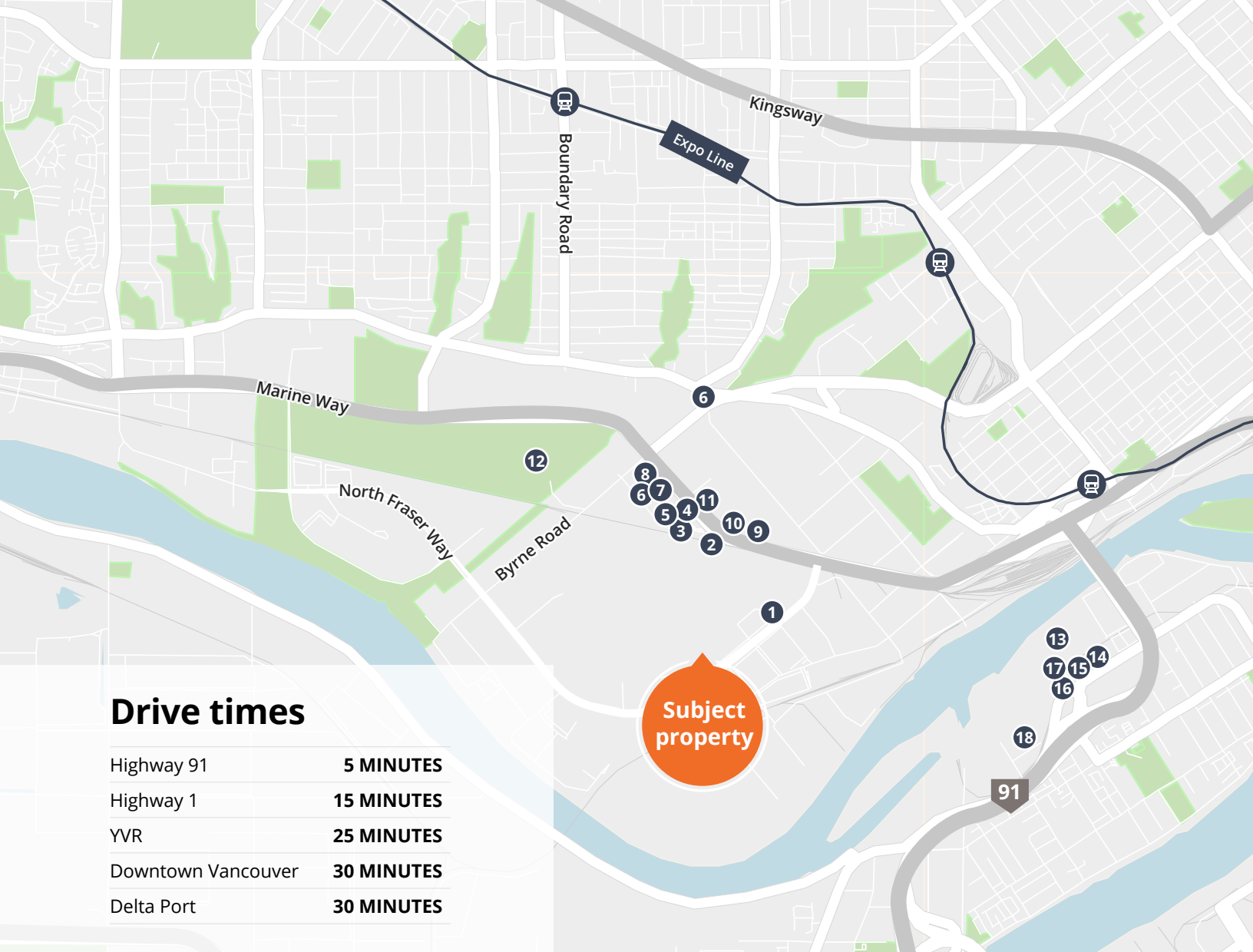




Floorplan







## Amenities

- |                              |  |                 |
|------------------------------|--|-----------------|
| 1. JJ Bean Coffee Roasters   | 7. McDonald's                            | 13. Walmart     |
| 2. White Spot Marine & Byrne | 8. Cactus Club Cafe                      | 14. Starbucks   |
| 3. Save-On-Foods             | 9. Staples                               | 15. Tim Hortons |
| 4. Starbucks                 | 10. Boston Pizza                         | 16. A&W         |
| 5. London Drugs              | 11. Nando's PERi-PERi                    | 17. Quiznos     |
| 6. Canadian Tire             | 12. Riverway Golf Course & Driving Range | 18. Costco      |

## Contact for more information

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#2900-1055 West Georgia Street  
P.O. Box 11109 Royal Centre  
Vancouver, BC V6E 3P3, Canada

**avisonyoung.ca**

