

**NAI**Commercial

**2,176 SF  
OFFICE**



**251 - 5489 Byrne Road | Burnaby, BC**

**FOR SALE | 2,176 SF  
SECOND-FLOOR CORNER OFFICE UNIT**

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**CORNER UNIT**



**FULLY IMPROVED OFFICE**



**LAB AREA WITH VENTING**

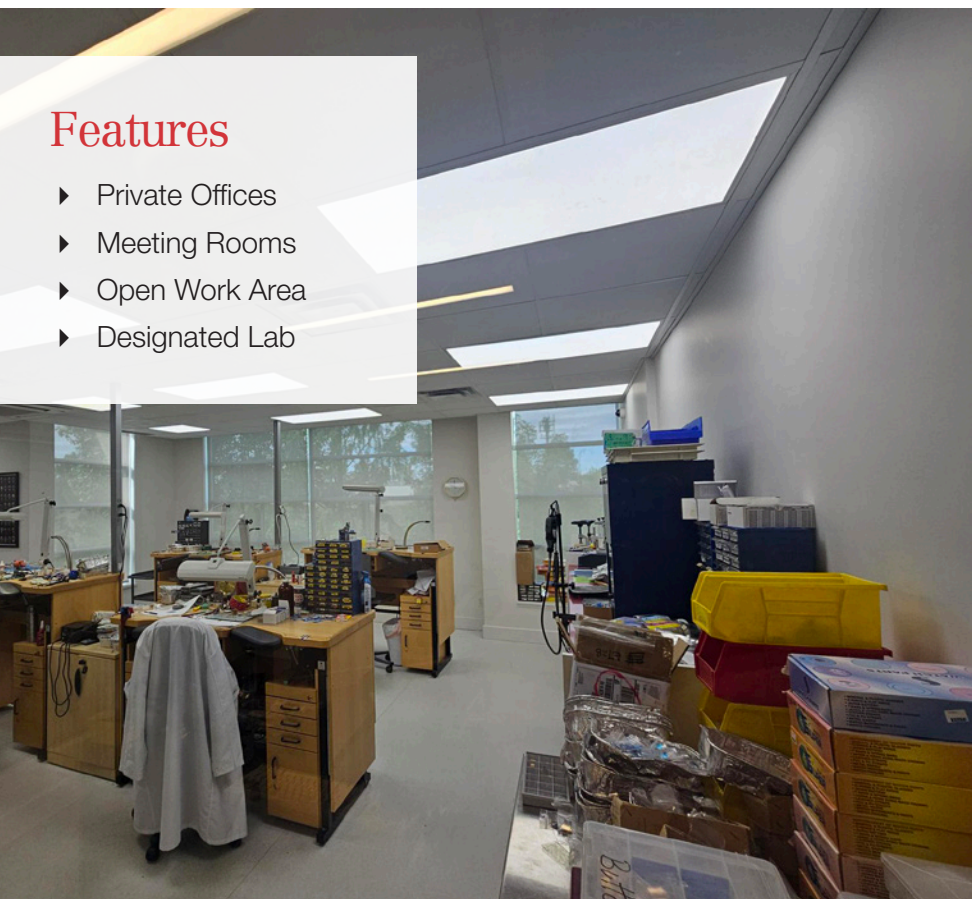


# 251 - 5489 Byrne Road

Burnaby, BC

Offered for sale is a 2,176 SF second floor strata office located in South Burnaby.

This location is at Boundary and Byrne Road, next to Riverway Golf Course and across from Marine Way Market creating easy access to restaurants, shopping, and bus routes.



## Features

- ▶ Private Offices
- ▶ Meeting Rooms
- ▶ Open Work Area
- ▶ Designated Lab

## Property Details

### Size

2,176 SF

### Parking

6 Reserved Stalls

### Zoning

CD - M-5

### Property Taxes (2025)

\$11,025

### Strata Fees

\$508/month

### PID

026-890-542

### Legal Description

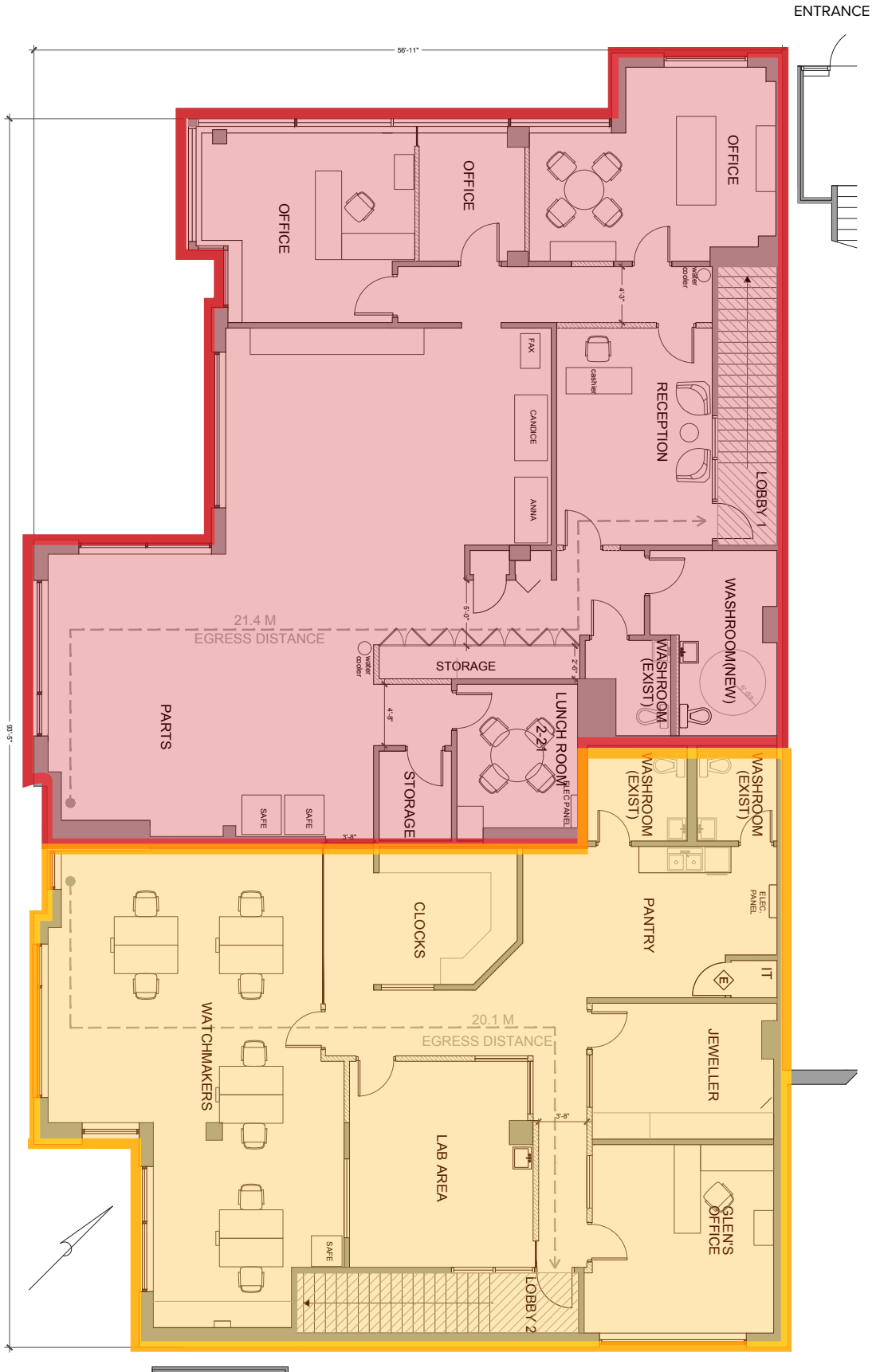
STRATA LOT 30  
DISTRICT LOT 162 GROUP 1 NEW  
WESTMINSTER DISTRICT STRATA  
PLAN BCS2115 TOGETHER WITH  
AN INTEREST IN THE COMMON  
PROPERTY

### Price

\$1,259,000 (\$578/SF)



# Floorplan



Unit 252 2,717 SF

Unit 251 2,176 SF



## Location

Located in the highly accessible Big Bend area of South Burnaby, the property benefits from strong connectivity to major transportation routes, nearby amenities, and surrounding business services. The area is a well-established commercial node with a diverse mix of office, industrial, and service-oriented users, and provides convenient access to retail, restaurants, and services along Byrne Road and Marine Way.



## NEARBY AMENITIES

- ▶ Everett Crowley Park
- ▶ Fraser River Trail
- ▶ Olivio Cafe & Eastery
- ▶ Tim Hortons
- ▶ Anytime Fitness
- ▶ Jenny's Garden Centre
- ▶ Govinda's Dining
- ▶ Riverway Golf Course & Driving Range
- ▶ River Market Crossing
- ▶ Cactus Club Cafe
- ▶ Canadian Tire
- ▶ London Drugs
- ▶ Staples

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