



PARADIGM GROUP
Commercial Real Estate Services

FOR SALE

5526 Dorset Street Burnaby

Flex industrial building in Burnaby's Royal Oak
Industrial area with excellent regional connectivity



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**Maximizing
Commercial
Property Owners'
Sales Prices
Since 2004**

blocktoblockcommercial.com

5526 Dorset Street

Location

Located in Burnaby's Royal Oak Industrial area on Dorset Street between Antrim Avenue and Macpherson Avenue, the property benefits from a central and highly accessible location. Situated just minutes from Royal Oak SkyTrain Station, the area offers strong transit connectivity for employees and supports long-term industrial demand.

With convenient access to Kingsway, the property provides efficient connectivity to Vancouver, New Westminster, and Surrey. The surrounding area continues to attract a broad range of industrial and commercial users, making the property well-positioned for both owner-users and investors.



Property Details

LEGAL DESCRIPTION

LOT 23, PLAN NWP1384, DISTRICT
LOT 98, GROUP 1, NEW WESTMINSTER
LAND DISTRICT

PID

002-599-317

ZONING

Special Industrial District (M4)

PROPERTY TAXES

\$41,756.54 (2025)

PROPERTY SIZE

7,754 SF +/-

RENTABLE AREA

Storage	2,524 SF +/-
Office/Warehouse	2,240 SF +/-
Second Floor	2,707 SF +/-
Total	7,471 SF +/-

SALE PRICE

\$3,900,000



Features

- 5-minute walk to Royal Oak SkyTrain Station
- Close to major transportation and distribution routes
- Well-built structures with solid construction
- Front parking available for easy access
- Minutes from Highway 1, connecting to key Metro Vancouver areas





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