

1.5 Acre Burnaby Industrial Opportunity For Sale

22,000 SF older building on site with direct exposure to Highway 1.

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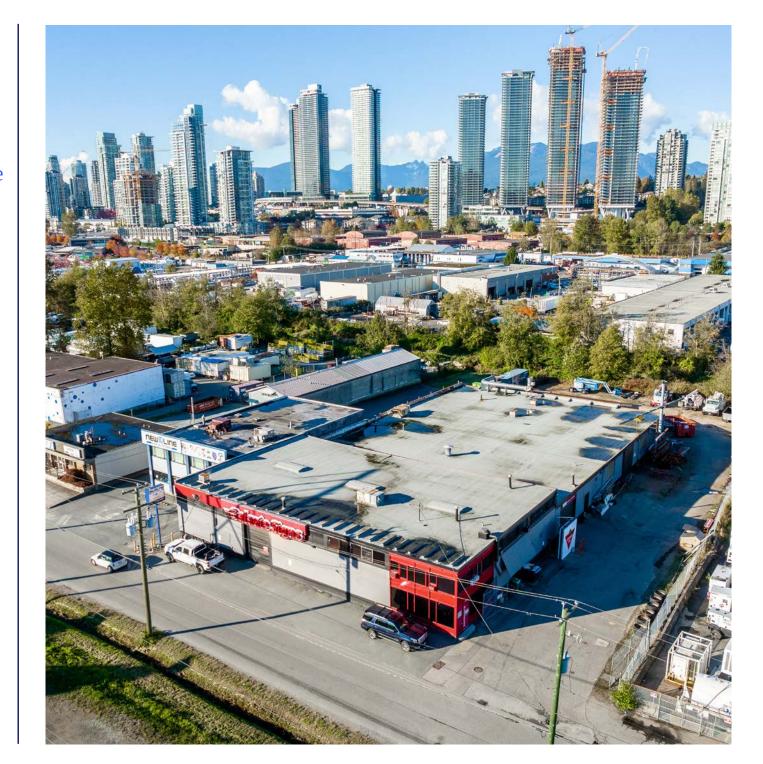
Property **Overview**

An opportunity to purchase a free-standing industrial facility in Burnaby

5085 Regent Street is located in the Still Creek Industrial. District, which is one of the premier industrial locations in Greater Vancouver.

This location is only minutes to Brentwood Town Centre, one of Burnaby's largest master planned communities, and is within walking distance of the Holdom SkyTrain station and bus routes.

Regent Street fronts onto the Trans Canada Highway and offers fantastic exposure and corporate identity. It also offers quick access to both Highway 1 and the Lougheed Highway, and is only 15-20 minutes to downtown Vancouver, the North Shore, or out to the Fraser Valley.



Property **Details**

Site Size	1.5 acres	
Zoning	I2 General Industrial	
BC Assessment (2024)	Improvements Land	\$24,000 \$10,422,000
	TOTAL	\$10,466,000
Property Taxes	\$82,316.79 (2024)	
Building Area Breakdown*	Office Warehouse	3,500 SF 18,500 SF
	TOTAL	22,000 SI
Loading	Grade Loading	
Availability	Immediate	
Reduced Asking Price	\$11,495,000	

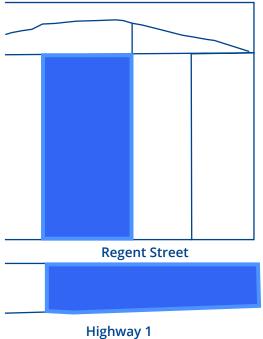




Site Plan









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