



**PRICE FURTHER REDUCED**

5085 Regent Street, Burnaby, BC

# 1.5 Acre Burnaby Industrial Opportunity **For Sale**

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

Accelerating success.

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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
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Zoning	I2 General Industrial
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BC Assessment (2024)	Improvements	\$24,000
	Land	\$10,422,000
	TOTAL	\$10,466,000

Property Taxes	\$82,316.79 (2024)
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Building Area Breakdown*	Office	3,500 SF
	Warehouse	18,500 SF
	TOTAL	22,000 SF

Loading	Grade Loading
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Availability	Immediate
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Reduced Asking Price	\$11,495,000
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\*Flexible Demising options available from 10,000 SF to 22,000 SF



## Site Plan







# Colliers

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