

FOR SALE



Unit 104

8218 North Fraser Way

Burnaby, British Columbia



**Owner-User Opportunity in
South Burnaby
16,993 SF of Office/Warehouse
with 3 dock and 1 grade**

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#104-8218

North Fraser Way

Rare opportunity to own a Beedie-built, high-quality industrial strata unit in the highly sought-after Crescent Business Centre in South Burnaby. The property offers excellent loading capabilities with dock and grade, newly improved office space with a high ratio of warehouse to office as well as excellent signage exposure to North Fraser Way. The loading area is fenced and gated offering added security.

PROPERTY INFORMATION

MAIN FLOOR	14,260 SF
SECOND FLOOR OFFICE	1,733 SF
WAREHOUSE MEZZANINE	1,000 SF
TOTAL BUILDING AREA	16,993 SF

ASKING PRICE \$11,750,000

PROPERTY TAXES \$78,378.21

ZONING M5
Light Industrial

AVAILABILITY Contact
Listing Agents



POWER
200A, 347/600V



CEILING HEIGHT
26' clear



PARKING
15 stalls



FLOOR LOAD
500 lbs PSF



LOADING
3 dock doors
1 grade



SPRINKLERED
Yes



LIGHTING
T5 high efficiency

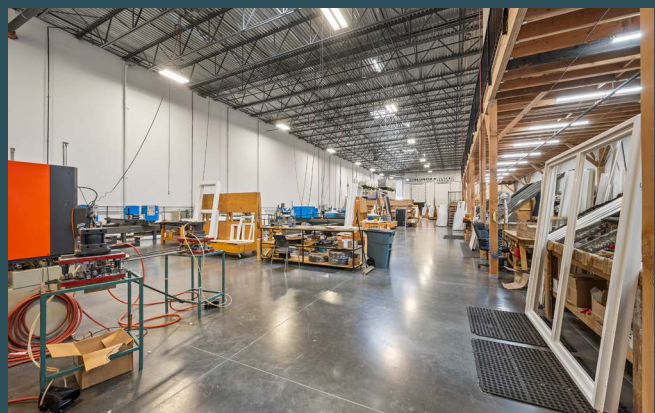


OFFICE
Improved office space



8218

#104 - 8218 NORTH FRASER WAY, BURNABY, BC



LOCATION OVERVIEW

104 - 8218 North Fraser Way offers a chance for owner-occupiers to be located in the most central location in Metro Vancouver. This strategic location offers easy access to all parts of Metro Vancouver with quick accessibility to all other major markets using BC Highway 91, Trans-Canada Highway and South Fraser Perimeter Road. The Property is also 5 minutes away from the popular Marine Way Market, offering a wide variety of amenities.



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 **JLL** SEE A BRIGHTER WAY

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