

**AVISON
YOUNG**

For Sale

3653 & 3657 Wayburne Drive
Burnaby, BC



PRICE REDUCED

Rare opportunity to acquire two (2) adjacent industrial strata units, totaling 21,158 sf, in the heart of North Burnaby

Ilya Tihanenoks, Principal
604 260 1869
ilya.t@avisonyoung.com

Gord Robson*, Principal
604 647 1331
gord.robson@avisonyoung.com
**Gord Robson Personal Real Estate Corporation*



Property details

PIDS

031-672-183
031-672-191

LEGAL DESCRIPTION

Lot: 3 Block: District Lot: 73 Plan: EPS7112
Lot: 4 Block: District Lot: 73 Plan: EPS7112

UNIT SIZE

Office	3,713 sf
Mezzanine	3,838 sf
Warehouse	13,607 sf
Total	21,158 sf

**as measured by Accuspace – October 2023*

ZONING

M-1 (Manufacturing District)

AVAILABILITY

Unit 3653 - Immediate
Unit 3657 - November 1, 2027 (no option to renew)

PRICE

\$15,656,920

STRATA FEES

\$4,613.09 per month

VENDOR TAKE BACK FINANCING OFFER














- 10% of the purchase price
- Term - 2 years
- Interest only
- Registered in 2nd position

**Vendor to provide the mortgage term sheet*

Opportunity

Avison Young is excited to present a rare opportunity to acquire two (2) adjacent industrial strata units, totaling 21,158 sf, in the heart of North Burnaby. These units offer unparalleled exposure fronting along Wayburne Drive, with direct access to Highway 1 and Willingdon Avenue, providing easy connectivity to all areas of Metro Vancouver. Situated directly across the street from a new residential project delivering 130 homes in 2024.

Unit highlights

-  19' clear ceiling height
-  Four (4) dock loading doors (one enclosed)
-  Twenty-four (24) parking stalls
-  Sprinklered
-  Multiple points of access
-  Four (4) washrooms
-  Air-conditioned offices
-  Kitchen, lunch room, boardroom
-  Newly stratified complex
-  Professional management and maintenance
-  Roof replacement completed in 2017 (warranty until 2027)
-  Proximity to BCIT's Burnaby campus, the Amazing Brentwood Shopping Centre and Metropolis at Metrotown
-  Highly sought-after area with convenient access to major arterials including Highway 1 and Willingdon Avenue



Investment highlights



10,310 sf available for immediate occupancy



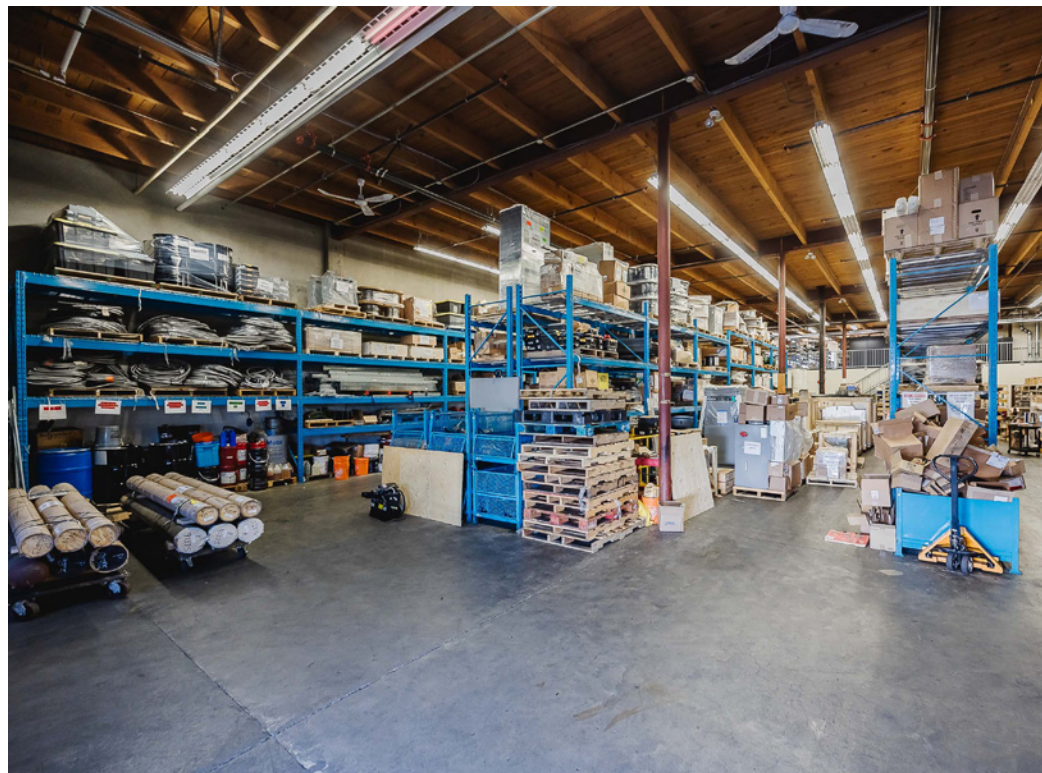
Individual stratified titles



Secured income on 10,848 sf until 2027 with annual escalations



Strong covenant tenancy



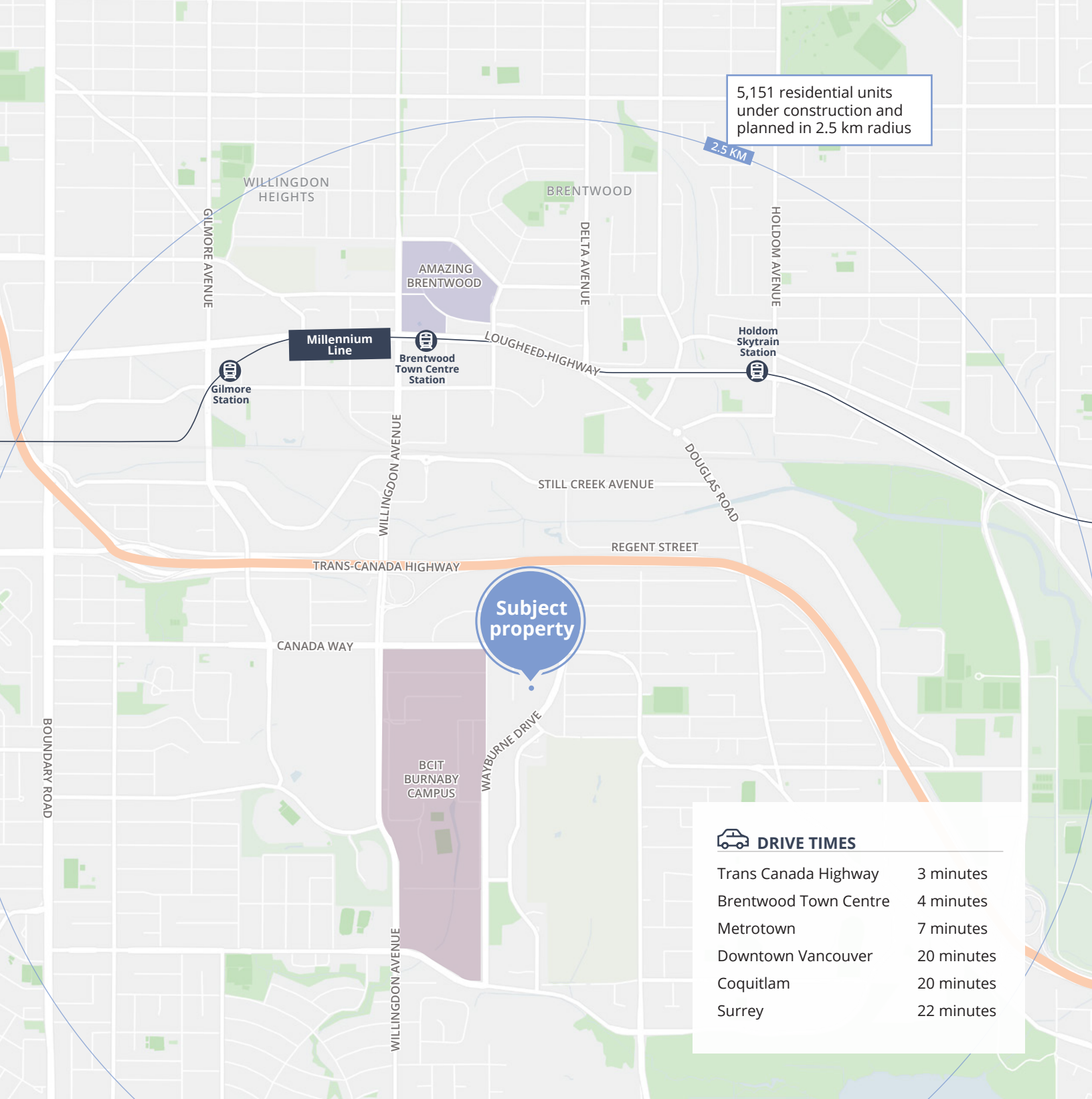
Location

3653 & 3657 Wayburne Drive is located within the Still Creek district, one of Greater Vancouver's premier industrial locations. The property is ideally situated near Brentwood Town Centre, one of Burnaby's largest master planned communities, which provides occupiers with an abundance of surrounding amenities including BCIT's Burnaby Campus, Costco Wholesale, the Amazing Brentwood Shopping Centre, and Metrotown at Metropolis. Conveniently situated near the Brentwood Town Centre and Holdom Skytrain Station, it offers transit connections to Downtown Vancouver, Surrey, and the Tri-Cities.

Nearby amenities and services

- Amazing Brentwood
 - Adidas
 - BMO Bank of Montreal
 - Brentwood Medical Clinic
 - CIBC
 - Cineplex VIP Cinemas
 - H&M + H&M Home
 - Neptune Palace Seafood Restaurant
 - London Drugs
 - OEB Breakfast Co.
 - Rogers
 - TD Canada Trust
 - The Rec Room
 - WeWork
 - R+D Kitchen by White Spot
- BCAA
- BC Liquor
- BCIT Burnaby Campus
- Burnaby Hospital
- Canadian Tire
- Cactus Club Café
- Cariboo Brewing
- Costco Wholesale
- Crystal Mall
- Enterprise Rent-A-Car
- FedEx
- Grand Villa Casino Hotel & Conference Centre
- Joey Burnaby
- London Drugs
- Lordco Auto Parts
- Metropolis at Metrotown
- The Keg Steakhouse + Bar
- TELUS
- Whole Foods Market





Contact for more information

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#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca