



NAI Commercial



1,076 SF



#405 - 4388 Beresford Street | Burnaby, BC

**FOR SALE** | Prime Finished Office Space

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# #405 - 4388 Beresford Street

Burnaby, BC

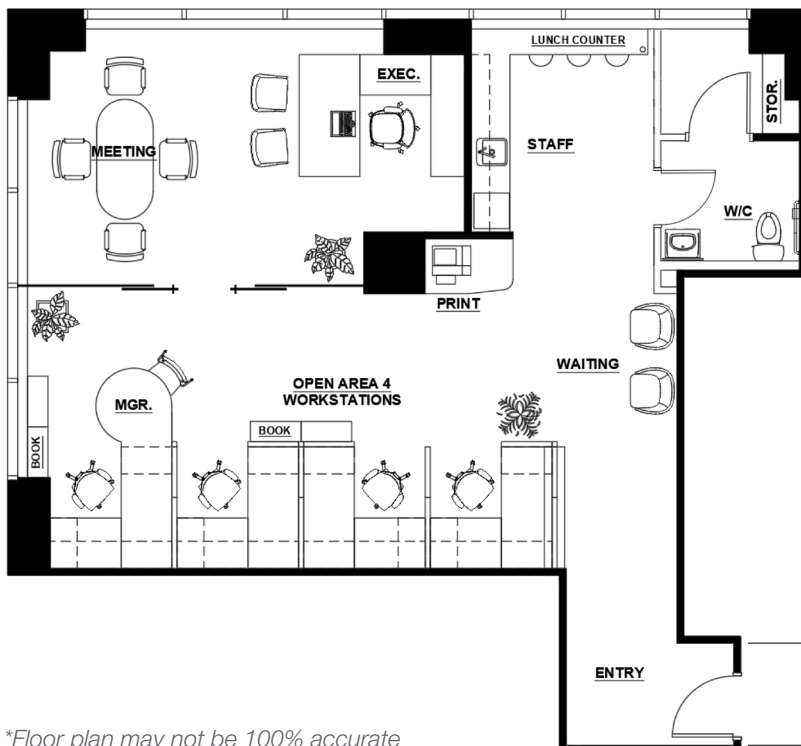
## Unit Description

Prime finished office space for sale in the heart of Burnaby's Metrotown area! Unbeatable location - right across the street from both the Metrotown SkyTrain Station and Metropolis at Metrotown shopping mall. All amenities are within steps. Beautifully built-out with a modern and functional design. Ample natural light, two (2) parking stalls, A/C, and more. The layout consists of one (1) large executive office/meeting room, reception, kitchenette & staff area, open work station area, and one (1) internal washroom. Professional office groups take notice, a perfect space to grow and/or elevate your business.

Please contact the listing agent for more information.

## Building Description

Silver was top-tier developer Intracorp's seventh community delivered to Metrotown. The sleek & modern tower rises 38 storeys and is located at the corner of Silver Avenue and Beresford Street. Silver incorporates ground oriented retail spaces, office units, and builds upon the municipality's "town centre" vision, providing a human scale and promoting a pedestrian friendly community. The Modern Architecture: Featuring sleek, silver and modern architecture; providing an exemplary anchor to Beresford Street.



\*Floor plan may not be 100% accurate

## Property Details

### Legal Description

Strata Lot 17, Plan EPS2421, District Lot 153, Group 1, New Westminster Land District, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V

### PID

029-559-839

### Unit Size

1,076 SF (as per the strata plan)

### Year Built

2015 (year renovated 2019)

### Zoning

C-2

### Type

Strata Office

### Unit Direction

North facing

### Parking

2 stalls

### Strata Fees

\$741.13/month

### Property Taxes

\$11,271.91 (2024)

### Availability

Vacant possession

### Price

\$1,338,000









 **METROPOLIS**  
at metrotown



**METROTOWN**

**4388  
BERESFORD**

**WITHIN 10-MIN WALKING DISTANCE**

- Metrotown SkyTrain Station
- Canadian Superstore
- Hudson's Bay
- Cactus Club Cafe
- Earls Kitchen + Bar
- Walmart Supercentre
- Cineplex Cinemas
- Mon Paris Patisserie
- Bbq Chicken
- BMO Bank
- Best Buy
- Tim Hortons
- A&W
- Station Square Medical Clinic
- Dolar Shop Hot Pot
- Kokoro Tokyo
- Juuws Bakery
- L'OTUS Cake Boutique
- Crystal Mall Food Court
- Sushi Garden
- Indigo
- Scotiabank

**BERESFORD ST**

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