

FOR SALE

# 7060 CURRAGH AVENUE

Burnaby, BC

Versatile Industrial Space with Unmatched Transit Connectivity



**Sam Emam\***

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*\*Personal Real Estate Corporation*

**Macdonald**  
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# 7060 CURRAGH AVENUE

Burnaby, BC

## LOCATION

7060 Curragh Avenue is strategically located in the heart of Burnaby’s Royal Oak industrial district—an established and highly sought-after node known for its central location and exceptional connectivity. Positioned between Arbroath Street and Waltham Avenue, the property enjoys a prime mid-block location just a short walk from the Royal Oak SkyTrain Station.

With Kingsway immediately to the north, the site offers direct access to major arterial routes linking Burnaby to Vancouver, New Westminster, and Surrey. This central positioning makes it an ideal location for businesses focused on efficient logistics, accessibility, and operations throughout the Lower Mainland.

## PROPERTY SUMMARY

### PROPERTY SIZE

Land: 5,793 SF +/-  
Building: 2,880 SF +/-

### ZONING

Special Industrial District (M4)

### PROPERTY TAXES (2024)

\$20,899.38

### STORYS

Two

### CEILING HEIGHT

18’ clear

### YEAR BUILT

1975

### PID

002-498-588

### LEGAL DESCRIPTION

LOT 19, BLOCK 11, PLAN NWP2802, DISTRICT LOT 97, GROUP 1, NEW WESTMINSTER LAND DISTRICT

### LISTING PRICE

\$2,900,000

## PROPERTY HIGHLIGHTS

Walking distance to **Royal Oak** SkyTrain Station

Quick access to **Kingsway** and major arterial routes

A few minutes from **Highway 1** for regional connectivity

**Lane access** for convenient loading and deliveries

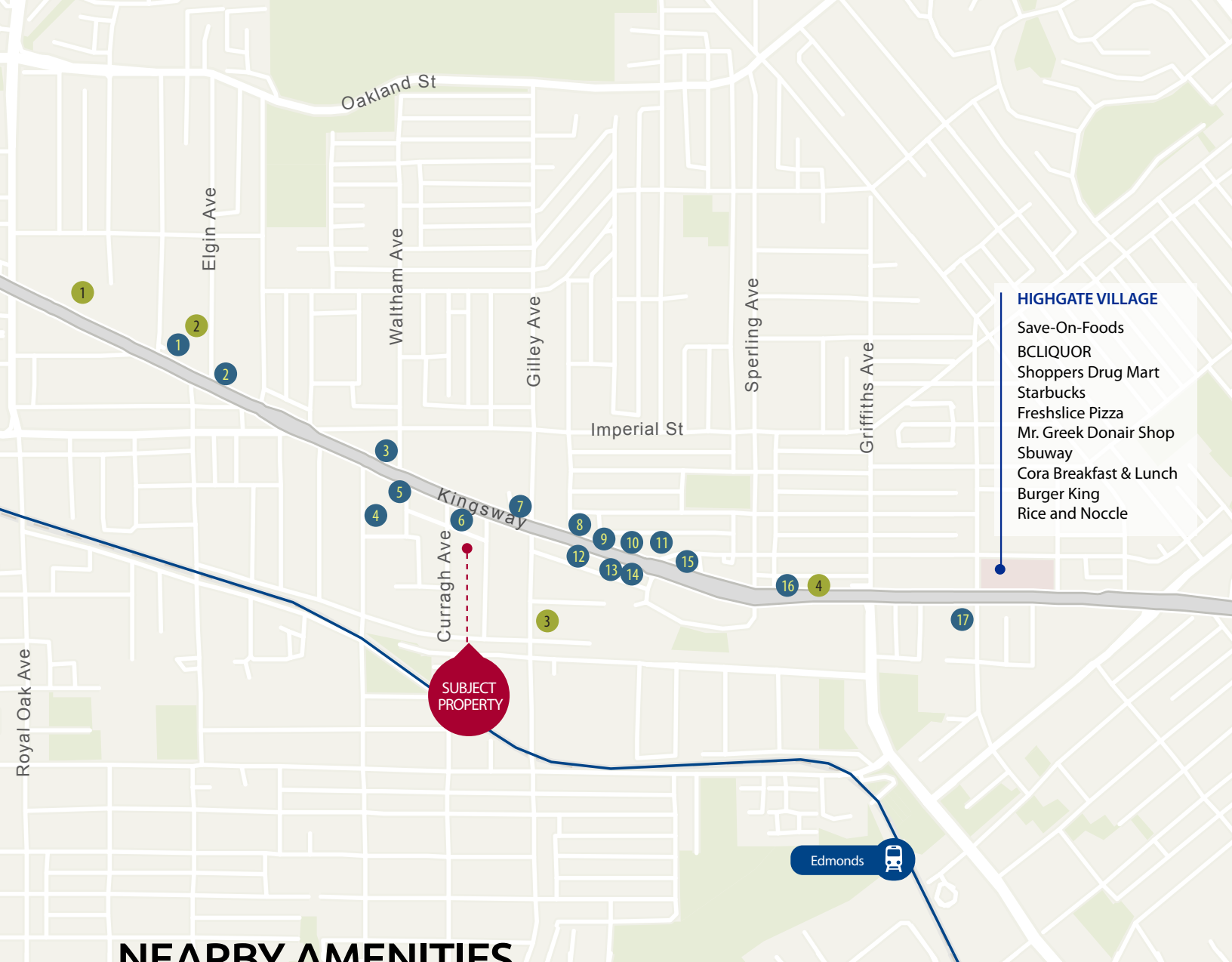
Ample **front and rear parking**

Functional **office space** for administrative use

**Two-bay garage** offering versatile operational space







#### HIGHGATE VILLAGE

Save-On-Foods  
BCLIQUOR  
Shoppers Drug Mart  
Starbucks  
Freshslice Pizza  
Mr. Greek Donair Shop  
Sbuway  
Cora Breakfast & Lunch  
Burger King  
Rice and Noccle

## NEARBY AMENITIES

### ● RESTAURANT & CAFE

- |                                  |                                |
|----------------------------------|--------------------------------|
| 1. Liuyishou Hotpot              | 9. Pho Den                     |
| 2. Denny's                       | 10. A&W                        |
| 3. Phở Hồng                      | 11. Church's Chicken           |
| 4. The One Restaurant            | 12. MYST Asian Fusion          |
| 5. Wendy's                       | 13. Papa Johns Pizza           |
| 6. Triple O's                    | 14. Masita Korean Restaurant   |
| 7. Saigon Bites                  | 15. Sushi Garden               |
| 8. Lee Garden Seafood Restaurant | 16. Mr. Ho Wonton House        |
|                                  | 17. B&D Authentic Viet Cuisine |

### ● SHOPPING / SERVICES

1. Wholesale Club
2. Market Ribbon
3. Nana's Bakery
4. Kingsway Persia Foods

— Expo Line

#### Drive time to

SFU	15 min
Downtown Vancouver	30 min

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