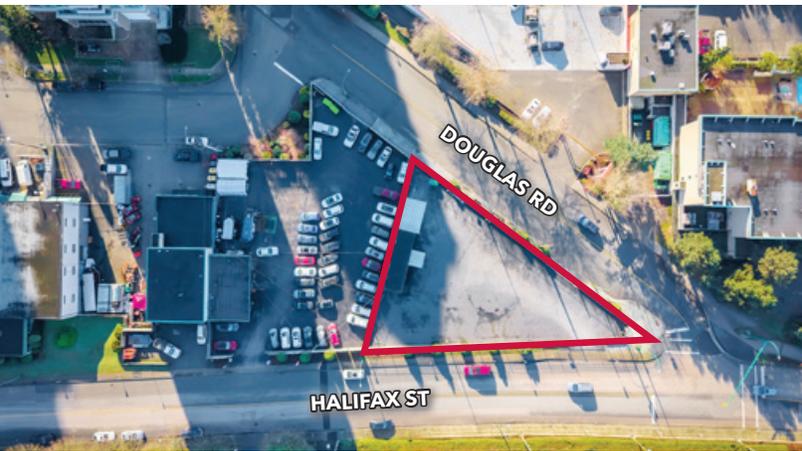
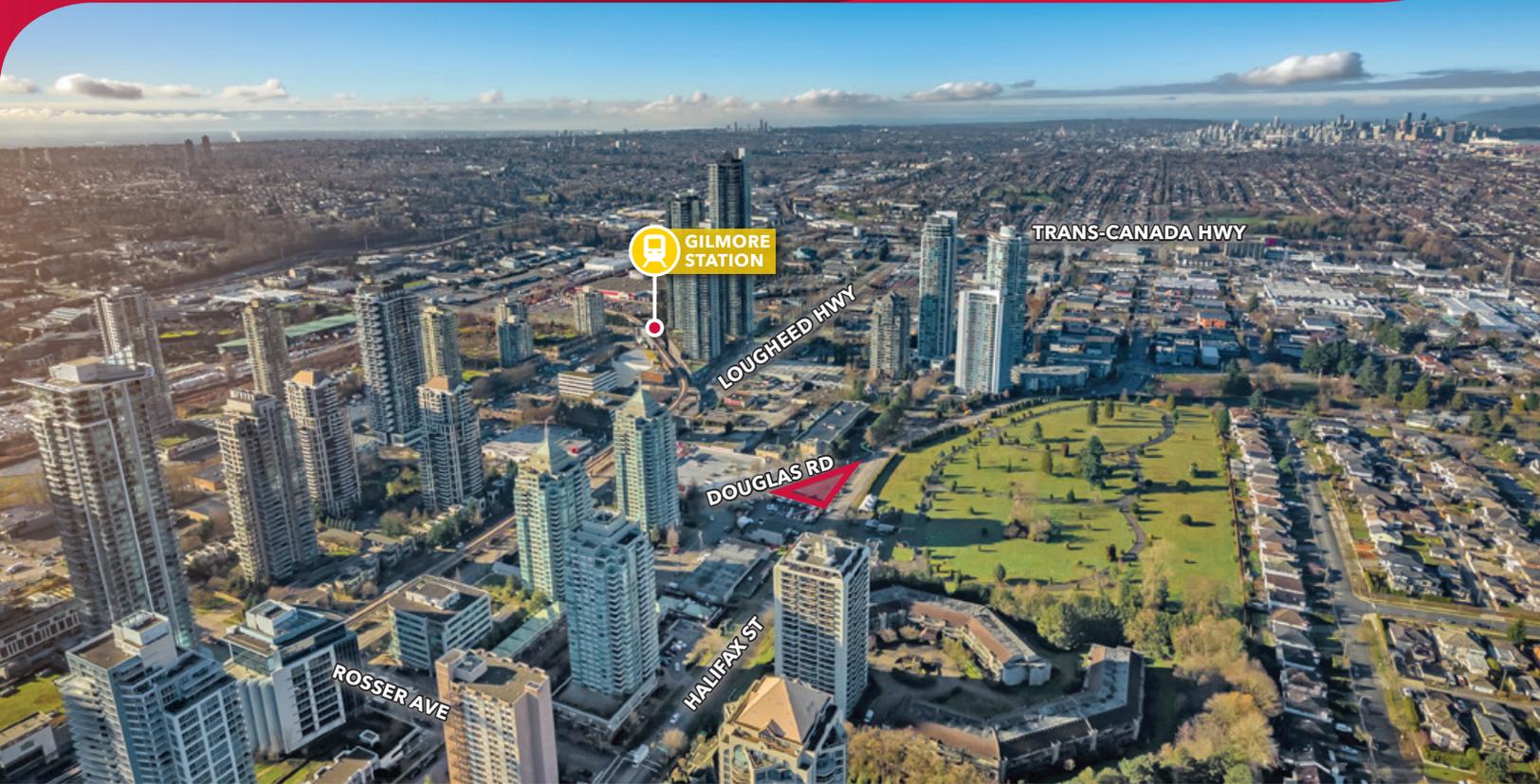


FOR LEASE | INDUSTRIAL  
**4290 HALIFAX STREET**  
BURNABY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **12,579 SF Corner Lot**
- ▶ **Ideal for Auto Sales and Leasing**
- ▶ **Convenient North Burnaby Location**

**Chris McIntyre**

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### Location

The subject property is located in North Burnaby on the corner of Halifax Street and Douglas Road neighbouring Staples and Madison Centre (Save-On-Foods, Winners, JOEY Restaurant, etc). Lougheed Highway is a block south of the property and offers easy access to all areas of the lower mainland.

### Features

- ▶ Large paved and fenced lot
- ▶ Great exposure
- ▶ Affordable rent
- ▶ Close proximity to rapid transit, shopping and Highway 1
- ▶ Property can accommodate approximately 40-50 cars on-site
- ▶ Small office trailer on-site (approximately 480 SF)
- ▶ Yard lighting in place

### Zoning

M1 (Industrial) permitting automobile dealerships

### Lot Size

12,579 SF

### Basic Rent

\$7,500.00 per month

### Additional Rent

\$6,784.97 per month

### Total Rent

\$14,284.97 per month plus GST & utilities

### Availability

Immediate



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