

AVISON
YOUNG

NEW PRICE
\$10,850,000

For Sale

5332 Still Creek Avenue, Burnaby, BC



BRENTWOOD
TOWN CENTRE
STATION

Subject
property

Rare development opportunity
to acquire 47,916 sf of industrial
land in North Burnaby

Struan Saddler*, Principal
604 647 5077
struan.saddler@avisonyoung.com
*Struan Saddler Personal Real Estate Corporation

FOR SALE

5332 Still Creek Avenue
Burnaby, BC

Property details

PROPERTY ID
002-512-441

LEGAL DESCRIPTION
LOT 12 OF DISTRICT LOT 74 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN 3782

SITE SIZE
1.1 Acres (47,916 sf)

OCP LAND USE DESIGNATION
Industrial

ZONING
The **M2 (General Industrial)** zoning framework permits a broad spectrum of industrial occupancies, ranging from operational and production uses to logistics, storage, and supporting service functions, making the property suitable for a variety of industrial business models.

Maximum height: (4) Four storeys
Maximum lot coverage: (60%) Sixty percent

PROPERTY TAXES (2025)
\$97,586.22

LAND USE
Including but not limited to manufacturing/ processing/packaging of goods (ie. alcohol, poultry, paper products, motor parts) and commercial and service uses (ie. storage and workshops)


PRICE
\$10,850,000


Opportunity


Avison Young is pleased to present the opportunity to acquire 47,916 sf of industrial land in North Burnaby. Ideal for small-bay industrial strata, a build-to-suit development or an owner-user space.





Property highlights

 Proximity to The Amazing Brentwood and the Brentwood Town Centre SkyTrain Station

 Conveniently situated between the Trans-Canada and Lougheed Highways

 In the heart of the Still Creek industrial area of North Burnaby

 12 Minute walk to Holdom SkyTrain Station

 Future development in area kʷasən Village, a planned mixed-use neighbourhood incorporating employment, education, transit infrastructure, and public open space

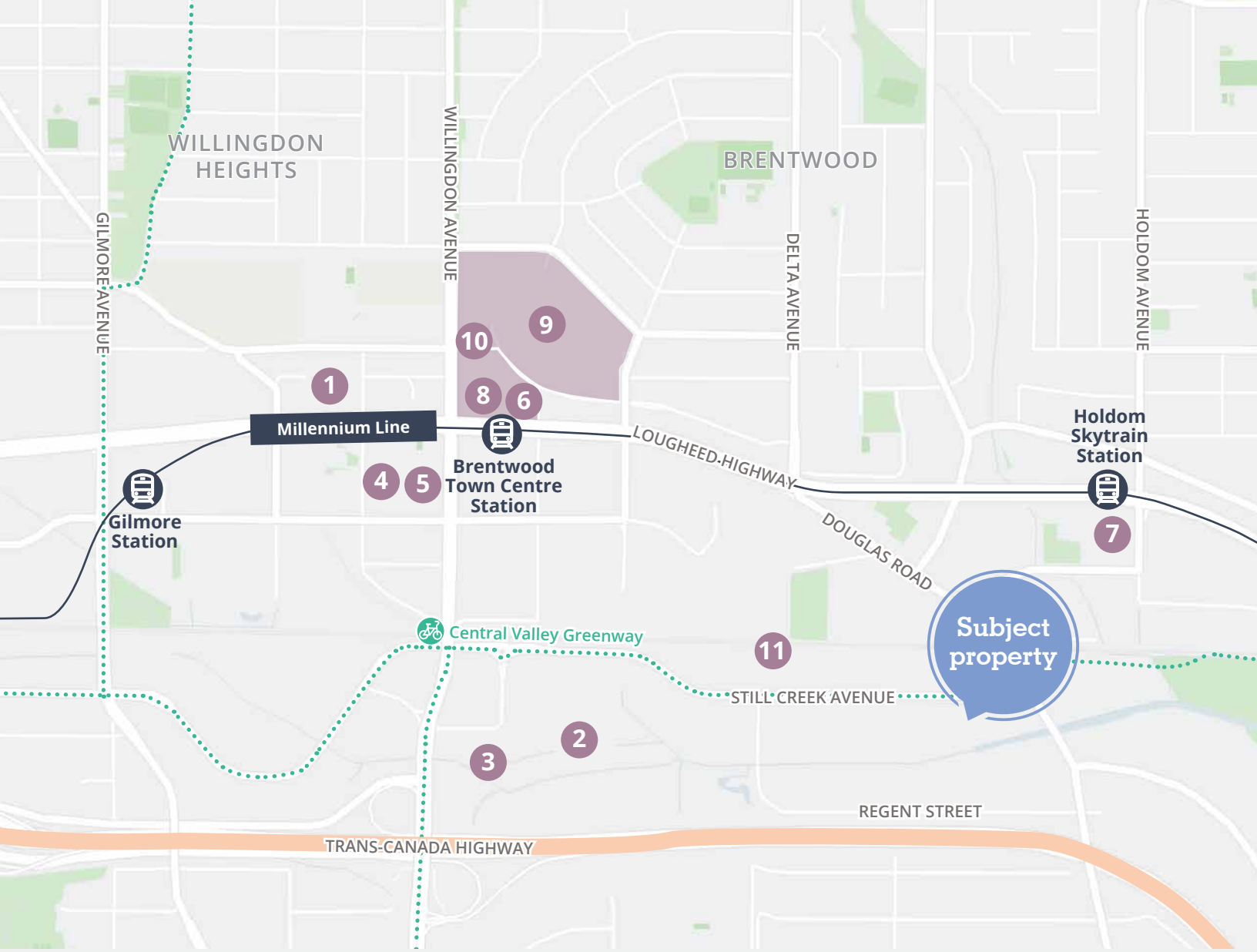
Location

The Subject Property is located just two properties west of Douglas Road on the south side of Still Creek Avenue. This prime location is in the heart of the Still Creek industrial area of North Burnaby, British Columbia.

The Property is conveniently situated between the Trans-Canada and Lougheed Highways. It is also located along the Central Valley bike route, which connects Burnaby with Vancouver and New Westminister. The property is a 12-minute walk from the Millennium Line at the Holdom Station. Brentwood Town Centre Station is only a two-minute drive, centered at Lougheed and Willington Avenue.

Site plan





- | | |
|-----------------------------|-------------------------------------|
| 1. JOEY Burnaby | 7. Starbucks |
| 2. Costco Wholesale | 8. McDonald's |
| 3. The Keg Steakhouse + Bar | 9. The Amazing Brentwood |
| 4. Whole Foods Market | 10. The Amazing Brentwood Tower One |
| 5. BC Liquor Stores | 11. Standard Building Supplies |
| 6. OEB Breakfast Co. | |

71
VERY BIKEABLE

65
GOOD TRANSIT

59
SOMEWHAT WALKABLE

Reach out for more details on this rare opportunity.

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