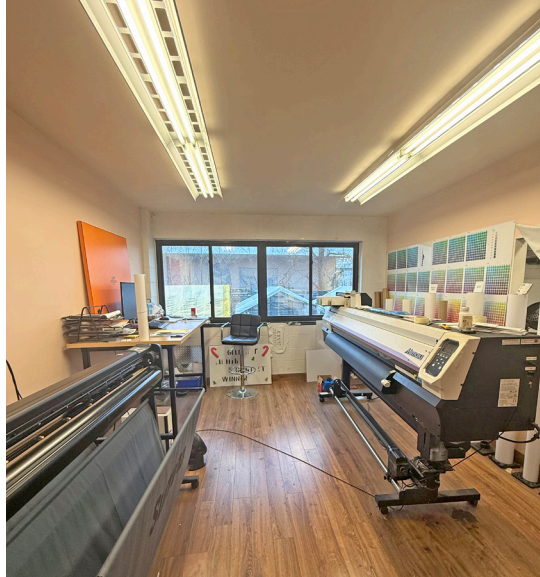




Available For Sale





Sale Price: \$945,000

Location

Unit 105 – 5113 Byrne Road is strategically located in the heart of South Burnaby's industrial district, just minutes from Marine Way and the Fraser Foreshore Business Park. This prime location offers excellent access to major transportation routes including Highway 91, Highway 99, and the Alex Fraser Bridge, making it ideal for businesses requiring efficient distribution throughout Metro Vancouver. The area is well-served by public transit and surrounded by a variety of commercial amenities, including restaurants, retail, and business services. With its central location and connectivity, this unit provides both convenience and operational efficiency for a wide range of industrial users.

Sale Price

\$945,000.00

Available Area

1,773 square feet of ground floor space, with bonus mezzanine.

Zoning

M2 (General Industrial) allowing for a wide range of industrial uses including manufacturing, warehousing and distribution

Strata Fees

\$373.96

Property Taxes (2024)

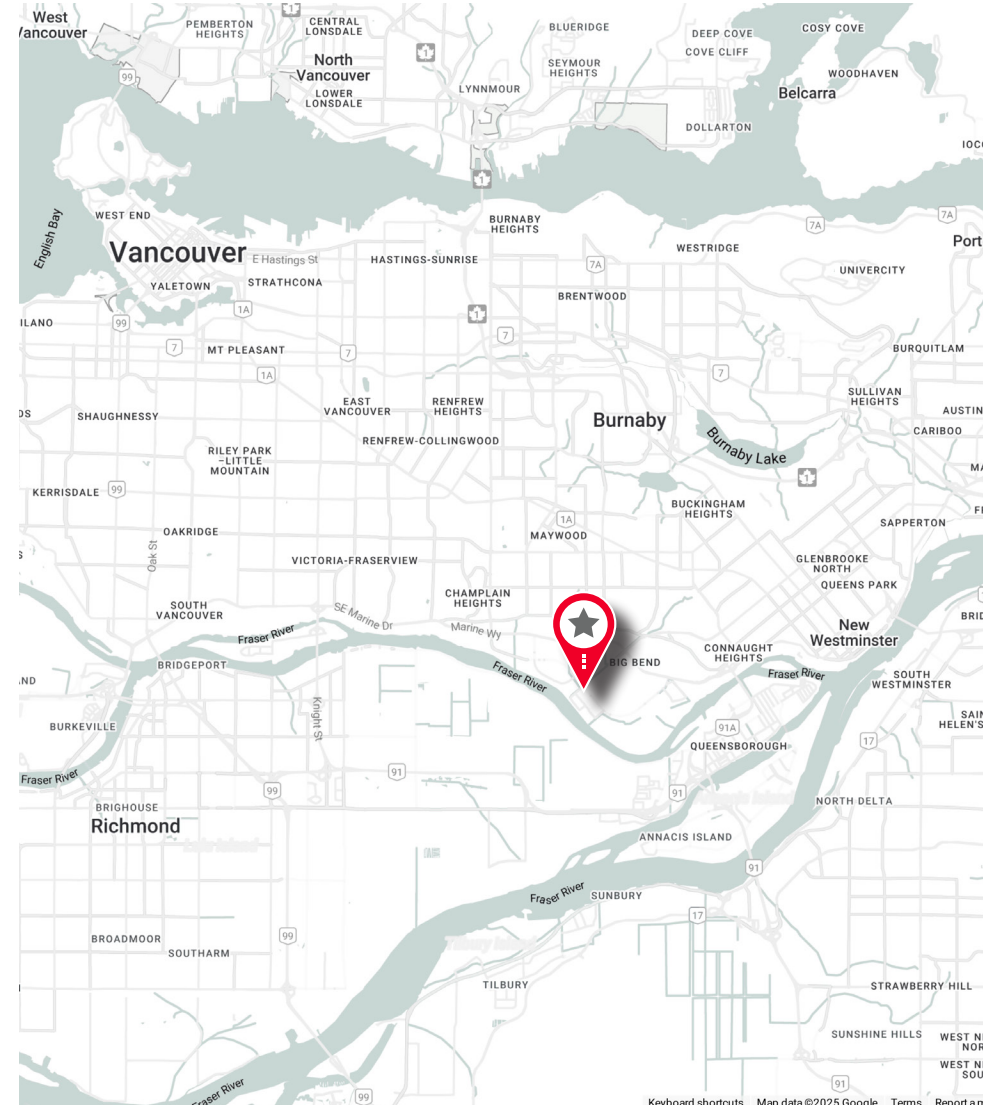
\$7,771.08

Property Features

- One (1) grade loading door
- 18' clear ceilings
- Main floor office/warehouse with bonus unpermitted mezzanine
- Concrete block construction
- 100 amp, 3-phase power (purchaser to verify)

Availability

Vacant possession available on 30 days notice



For more information, contact:

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