

FOR SALE

Retail Office Institutional Flex Space
4408 Beresford St., Burnaby BC

CASMGlobal
Certified Advisory Services & Marketing



OVERVIEW

Prime placement at the heart of Metrotown in The Centre building by Belford (Sun Towers I), this brand new unit is shell condition featuring ~9,154 SF of premium commercial space with high ceilings, outdoor patio, lots of natural light and versatility for a variety of business types. The property is conveniently situated just steps across from the Metrotown Skytrain station, providing immense foot traffic to the immediate area with easy access for both customers and employees.

The space is zoned CD allowing numerous retail, office and institutional uses. This flexibility allows for diverse applications to suit different business needs.

The area is well known for its dynamic mix of residents, from young professionals to families and luxury shoppers. The neighbourhood features a blend of residential areas, world-famous retailers alongside local shops, and health-oriented recreational spaces, creating a balanced urban environment.

The property's location offers proximity to numerous amenities, including parks, beaches, and shopping areas. This positioning in the most sought after Burnaby neighbourhood provides a stable setting for businesses looking to serve the local community or attract visitors from other parts of the Lower Mainland.

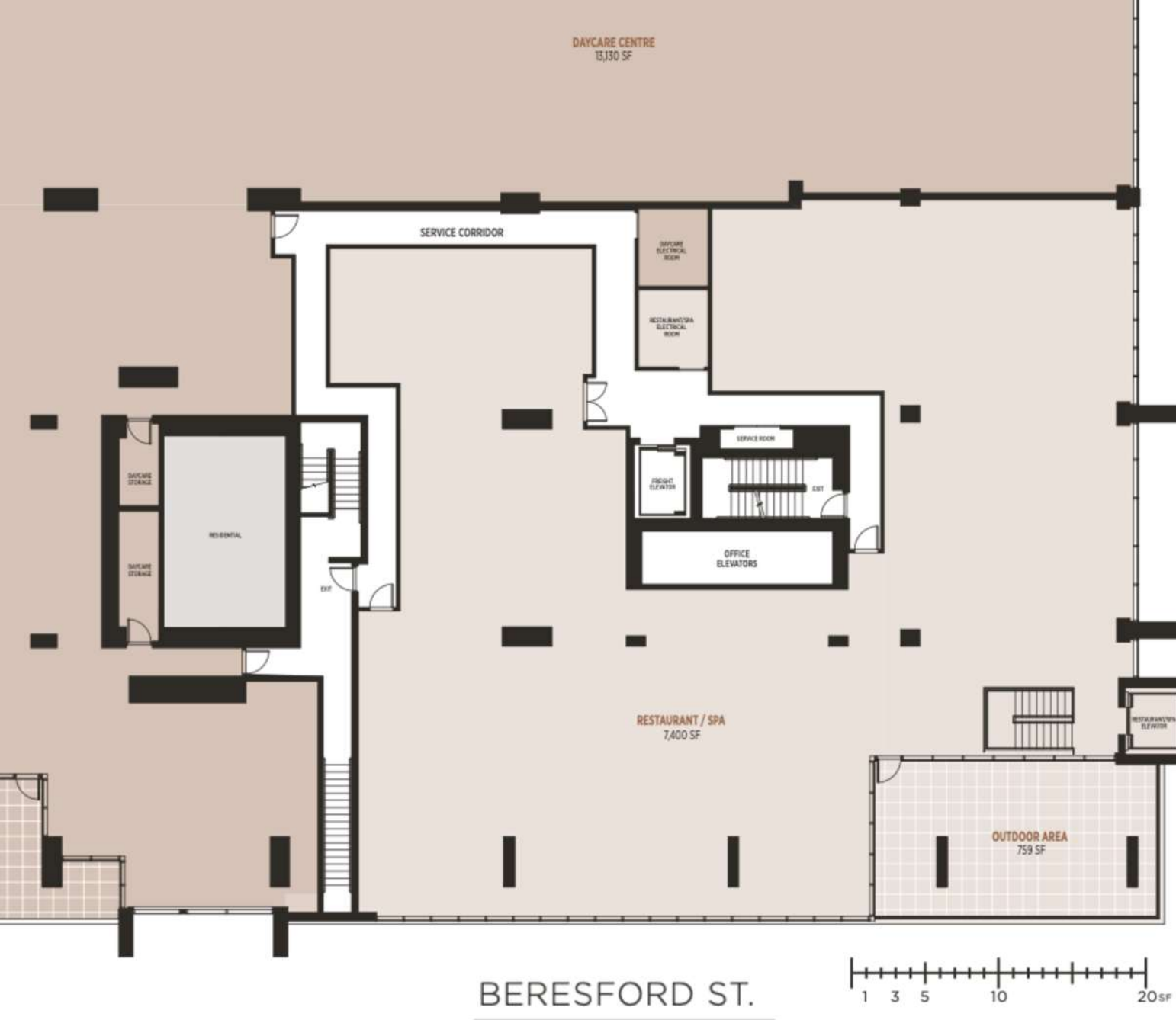


DAYCARE CENTRE
13,130 SF



SILVER AVENUE

THE CENTRE



16'4" Ceiling Heights

RESTAURANT/SPA-INTERIOR

P1 Elevator Lobby	265 SF
G/F Lobby	730 SF
Floor 3	7,400 SF
TOTAL AREA	8395 SF

RESTAURANT/SPA-OUTDOOR

TOTAL AREA	759 SF
-------------------	---------------

SALIENT DETAILS



MUNICIPAL ADDRESS: 4408 Beresford Street, Burnaby BC V5H 0J2

SALEABLE AREA: Approximately ~9,154 SF

ZONING: CD Comprehensive Development

PARKING: Street front with ~47 dedicated stall located in the underground parkade

METROTOWN SKYTRAIN: ~50m away, ~8M+ passengers in 2023

POWER: 1200A Distribution Panel

DEAL STRUCTURE: Air Parcel, Treat as Clear Title

ASKING PRICE: Please contact Cynthia Dong directly for guidance.

DISCLAIMER: The information contained here within is from sources believed to be reliable, however no warranty or representation is made as to its accuracy concerning any errors, omissions, conditions, prior lease, withdrawal or other changes without notice and the same should not be relied upon without independent verification.

LOCATION

Vancouver Waterfront Terminus Station
25 mins

Metrotown Mall & Skytrain
1 min

Metrotown
8M+ Ridership Annually

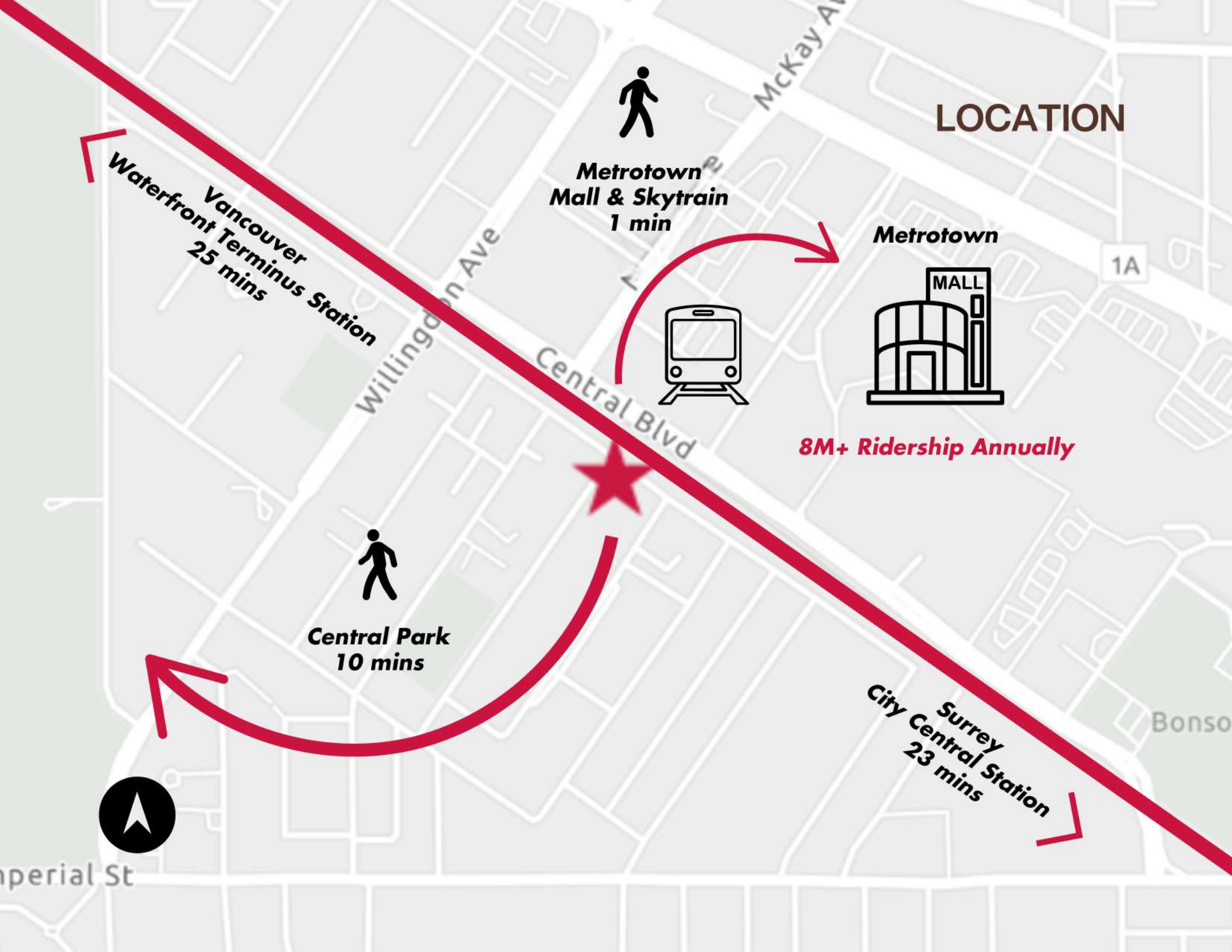
Central Park
10 mins

Surrey City Central Station
23 mins



Imperial St

Bonso



DEMOGRAPHICS



Within 10 Min
Walk-Time Radius

Population

23,444

Households

11,177

University Degree or Higher

9,449

Visible Minority

17,862

Median Age

37.2

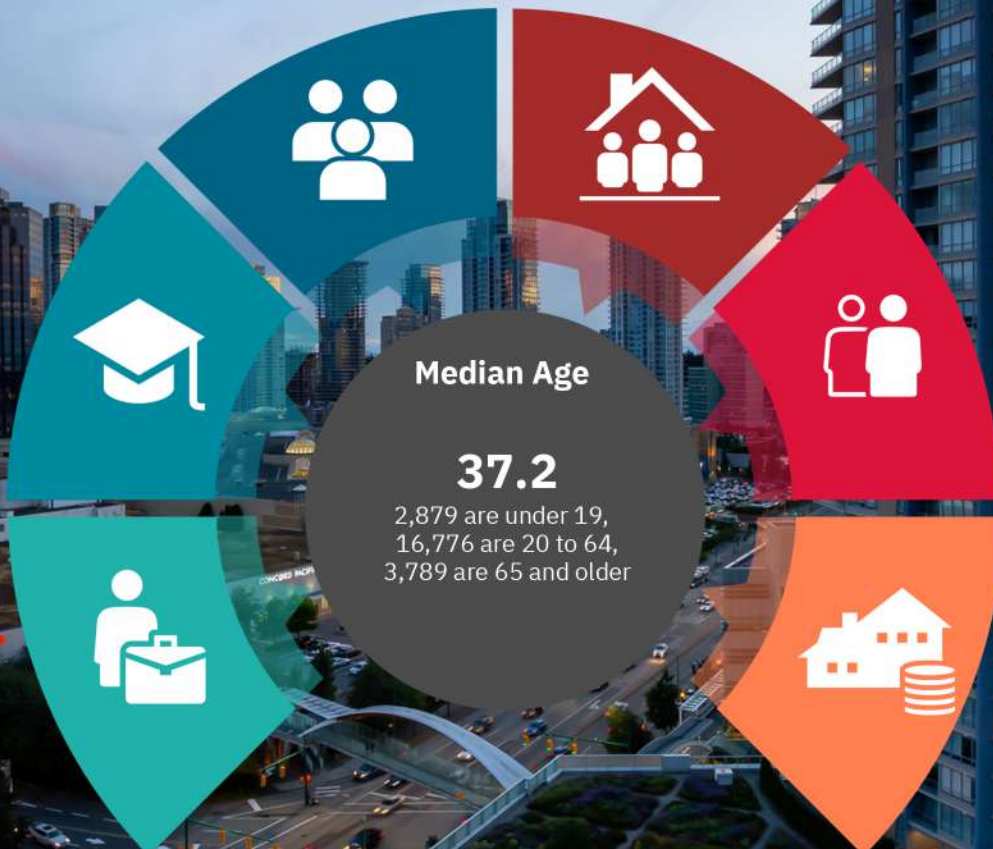
2,879 are under 19,
16,776 are 20 to 64,
3,789 are 65 and older

Labour Force

12,958

Median Household Income

\$71,420



Key Facts

PURCHASERS

For more info or to place an offer please inquire directly.

董静茹 Jingru Cynthia Dong

CCIM | CFP | MBA | PREC*

Founder & Principal

CASM Global Real Estate Corporation

Licensed in BC & AB

cynthia.dong@casmglobal.com

+1.604.518.8230 (PST)

Steve Da Cruz CCIM | PREC*

Executive Vice President & Co-Founder

CASM Global Real Estate Corporation

President, CCIM Western Canada

Licensed in BC & AB

steve.dacruz@casmglobal.com

+1.604.377.2527 (PST)

CASM Global Real Estate Corporation | World Trade Centre 999 Canada Place, Ste 404 | Vancouver BC V6C 3E2
please visit casmglobal.com | Office: **+1.604.806.6066** (PST)



DISCLAIMER: The information contained here within is from sources believed to be reliable, however no warranty or representation is made as to its accuracy concerning any errors, omissions, conditions, prior lease, withdrawal or other changes without notice and the same should not be relied upon without independent verification. *Personal Real Estate Corporation