

**AVISON
YOUNG**

For Sale

**Unit 107 – 7450 Lowland Drive
Burnaby, BC**



2,403 sf of warehouse/shop
space with mezzanine for sale
in South Burnaby

Bryn Cartwright, Associate Vice President
604 647 5093
bryn.cartwright@avisonyoung.com

Julian Parsons, Associate
604 757 5116
julian.parsons@avisonyoung.com

2,403 sf warehouse/shop space with mezzanine for sale

Unit 107 – 7450 Lowland Drive
Burnaby, BC



Property details

LEGAL DESCRIPTION

STRATA LOT 7 DISTRICT LOT 166A GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW3297 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

PID

016-249-046

AVAILABLE AREA

Warehouse	1,750 sf
Mezzanine	653 sf
Total	2,403 sf

ZONING

M3 - Heavy Industrial District

ASKING PRICE

\$1,450,000.00

STRATA FEE

\$337.56 (2024)

PROPERTY TAXES

\$10,649.77 (2023 est)

AVAILABILITY

Please contact the listing team

Opportunity












Available for sale in the Big Bend area of South Burnaby, Unit 107 - 7450 Lowland Drive offers 2,403 sf of highly desirable front office and rear-load warehouse/workshop space. The unit features 18'6" clear ceilings with a built-in and functional crane, a reception area, and a private office.

Location

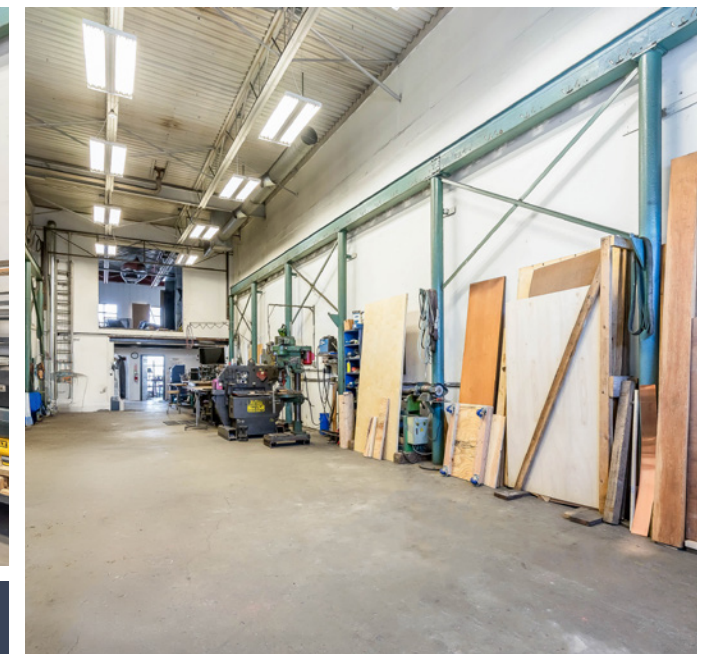
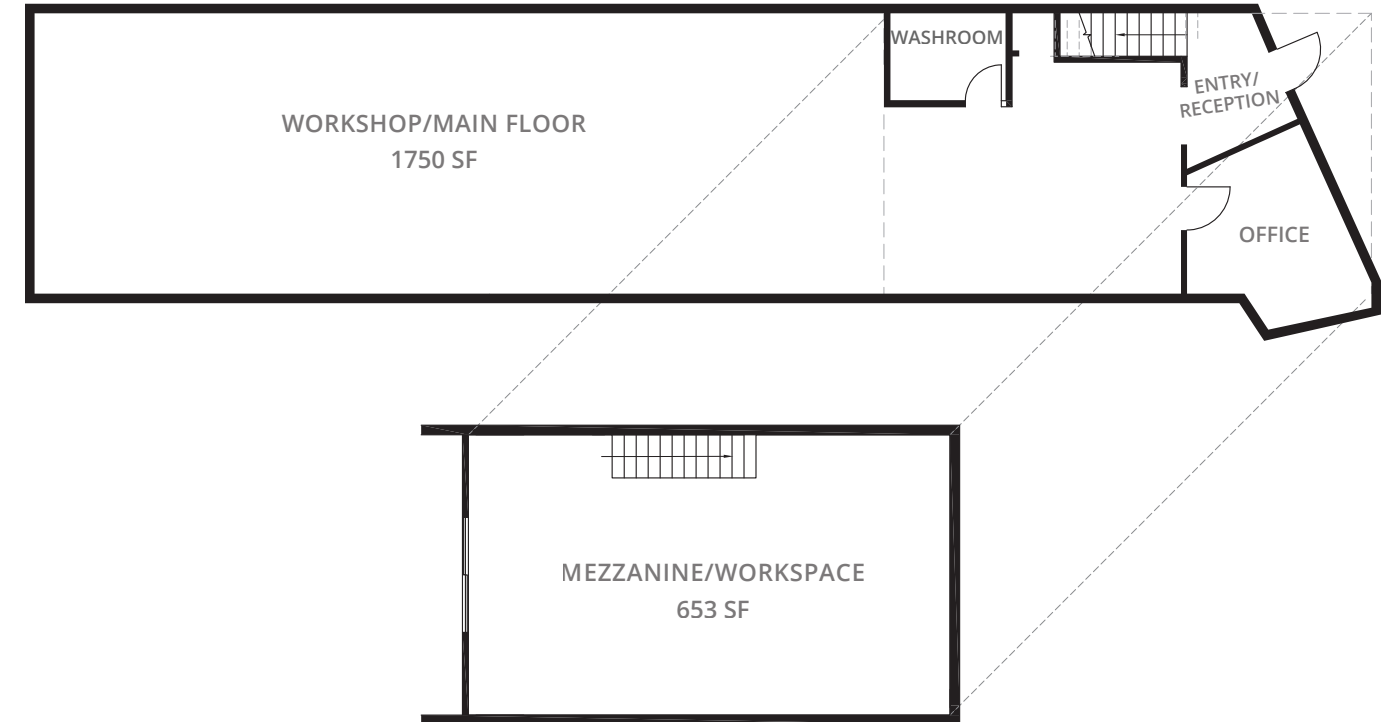
The Big Bend area of South Burnaby is centrally located and a major transportation route which links Vancouver and Burnaby via Annacis Island to Surrey, Delta, Langley, and the Fraser Valley. There is excellent transit along this corridor, which provides easy access to business owners and staff. Nearby businesses include TD, Starbucks, Cactus Club, VanCity, Canadian Tire, Staples, White Spot, Boston Pizza, London Drugs, Staples, BC Liquor Store, Save-On-Foods, and much more.

Vancouver International Airport (YVR) is just 26 minutes west, the US Border is 40 minutes south, and Downtown Vancouver is a 35-minute drive northwest.

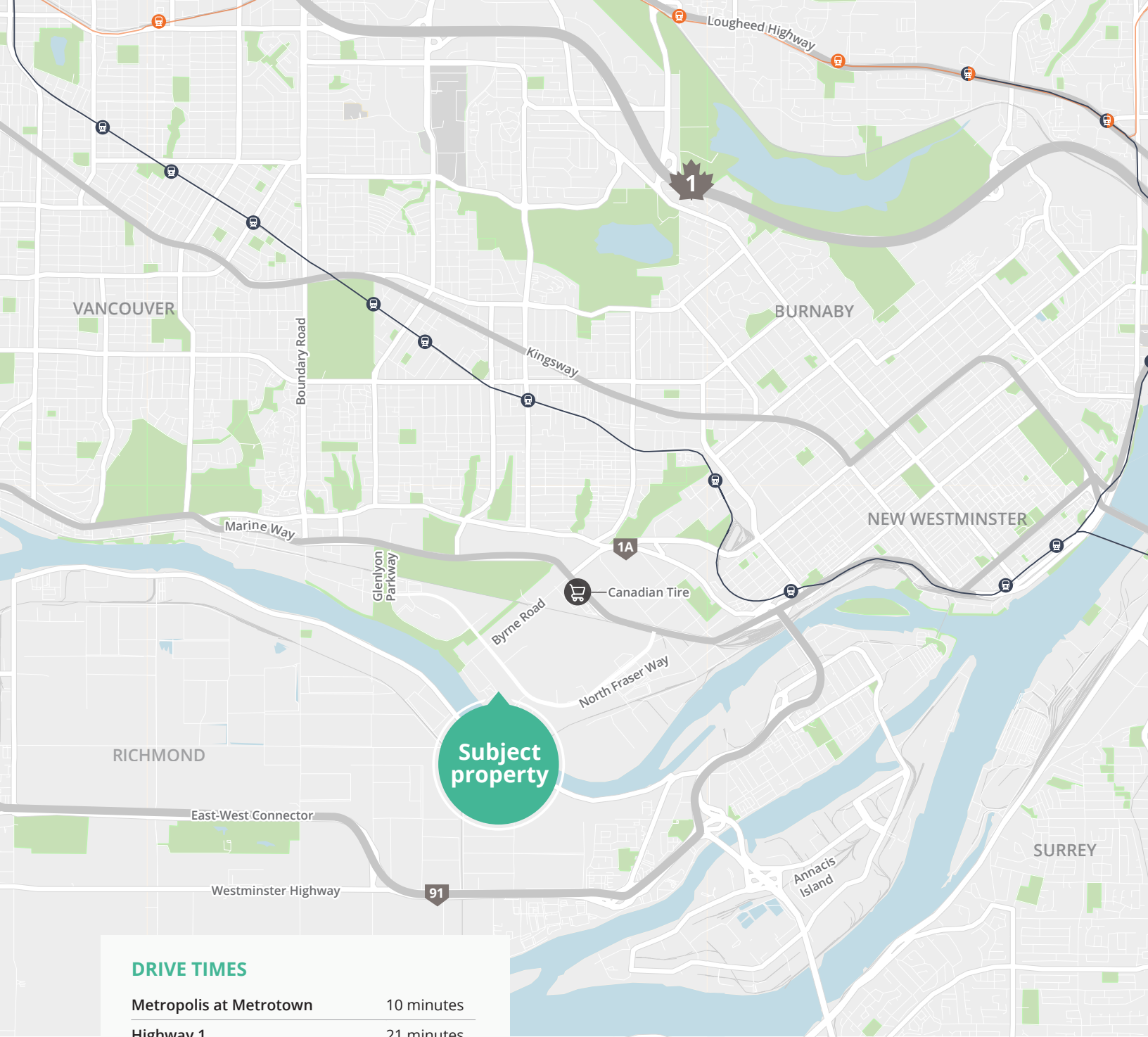
Property highlights

-  One (1) grade-level loading door (10' x 12')
-  18'6" clear ceiling height
-  225-amp, 3-phase electrical service
-  HVAC in warehouse
-  Five (5) designated parking stalls
-  Ground floor washroom
-  New EPDM roof installed in 2023
-  Professionally managed strata
-  Paint booth with extraction fan
-  Central location and commuter friendly area
-  Several major transport routes nearby

Floor plan



[CLICK TO VIEW MORE PHOTOS](#)



Subject property

DRIVE TIMES	
Metropolis at Metrotown	10 minutes
Highway 1	21 minutes
Vancouver International Airport	26 minutes
Downtown Vancouver	35 minutes

Contact for more information

Bryn Cartwright, Associate Vice President
 604 647 5093
 bryn.cartwright@avisonyoung.com

Julian Parsons, Associate
 604 757 5116
 julian.parsons@avisonyoung.com

#2900-1055 West Georgia Street
 P.O. Box 11109 Royal Centre
 Vancouver, BC V6E 3P3, Canada

avisonyoung.ca



© 2024. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.