



PRICE REDUCTION

**\$6,249,000**

RETAIL / OFFICE / MEDICAL / DENTAL  
CHILDCARE / EDUCATION / IT / TECH

COMMERCIAL / RESIDENTIAL

BUSINESS: DENTAL PRACTICE

BUILDING SIZE: 5683 SF

LOT SIZE: 5280 SF

ZONING: C-1

## 3456 Boundary Road Burnaby, BC V5M 4A5

Located at 3456 Boundary Road in Burnaby's Cascade Heights, the building provides a rare opportunity for owner-users or value-add investors. An ideal structure for medical, dental, animal hospital, IT/tech, childcare, or educational services, this free-standing mixed-use building offers 5683 square feet of flexible space.

The property features a ground floor retail unit and two residential suites above, with the potential to be converted into commercial office or utilized in its entirety by an owner-occupier.

The 1846 square foot ground floor is currently improved with a fully equipped dental practice, while the upper levels include two residential suites: a 1200 square foot, two-bedroom, two-bathroom suite with rooftop patio, and a 1137 square foot, two-bedroom, one-bathroom suite.

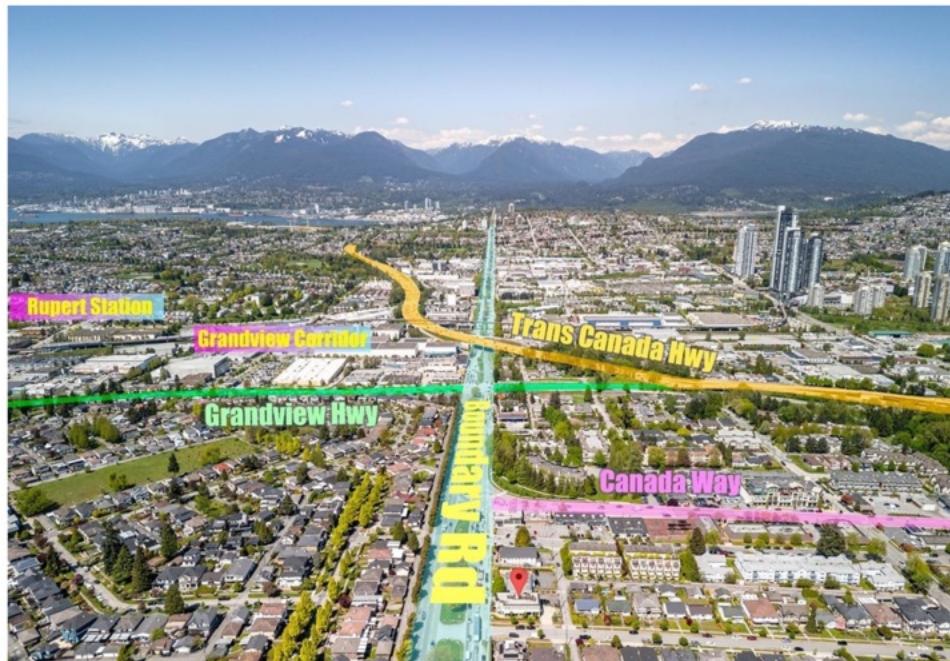
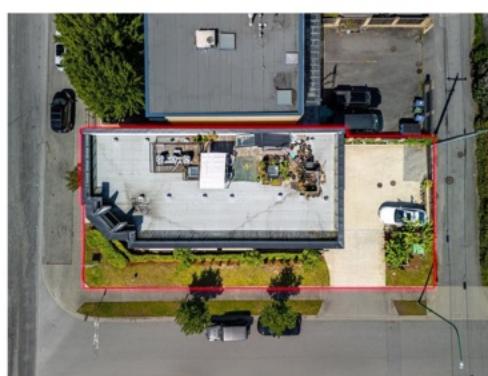
The property also includes a 1500 square foot basement with seven-foot ceilings, a mechanical room, in-ground plumbing, and a 400-amp service with three separate meters. This space is well-suited for IT servers, indoor play areas, or animal housing. A rear gated parking lot measuring 1690 square feet provides a loading zone, five parking stalls, and a covered carport, with additional free street parking along Broadway.



JOHN ULBA  
PERSONAL REAL ESTATE CORPORATION

604.788.8138  
john@johnulba.com

RENANZA Realty Inc.

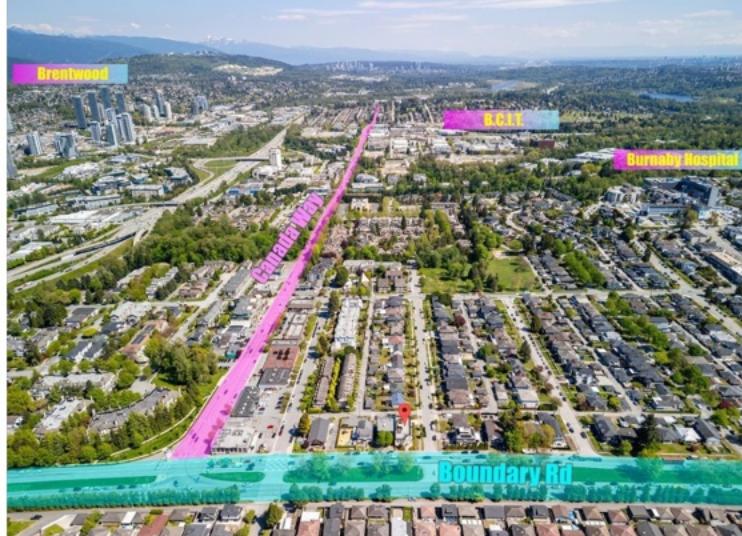


AVAILABILITY: IMMEDIATE

PARKING: 1690 SF / 5 STALLS

ROOF TOP PATIO: 2187 SF

ZONING: C-1



Zoned C-1, the property accommodates a wide range of uses, including retail, medical and professional offices, childcare, education services, and residential rentals.

Strategically located, the building is just one kilometre from the Grandview Commercial Corridor, the Trans-Canada Highway, and Burnaby Hospital, 1.5 kilometres from SkyTrain, and 2 kilometres from BCIT. It is also close to schools, parks, and established residential neighbourhoods, offering excellent access and amenities.

There is also potential for a ground floor lease-back or full vacancy of the premises, providing maximum flexibility for future users.

**Dental Practice also For Sale:** The current dental practice has 4 ops on the main floor and can be converted to 7 ops with 1500 SF of additional space on the lower floor for lunch room, offices, sanitation and a large laboratory. NDA required for additional information on business assets.



JOHN ULBA  
604.788.8138  
[john@johnulba.com](mailto:john@johnulba.com)

 **RENANZA**  
REALTY INC.



### INTERIOR LIVING SPACE

	(sq.ft.)
Upper Floor	2,337
Main Floor	1,846
Basement	1,500
Total Area	5,683

### AUXILIARY

Rooftop Patio	2,187
Parking Total	1,690
Combined Total	9,560

