



PRICE REDUCTION

**\$6,249,000**

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

COMMERCIAL / RESIDENTIAL

BUILDING SIZE: 5683 SF

LOT SIZE: 5280 SF

ZONING: C-1

## 3456 Boundary Road Burnaby, BC V5M 4A5

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 retail space, or utilized in its entirety by an owner-occupier.

Located at 3456 Boundary Road in Burnaby's Cascade Heights, the building provides a rare opportunity for owner-users or value-add investors. 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. There is also potential for a ground floor lease-back or full vacancy of the premises, providing maximum flexibility for future users.

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.



JOHN ULBA

604.788.8138

john@johnulba.com



# John Ulba

Personal Real Estate Corporation



## 3456 Boundary Road Burnaby

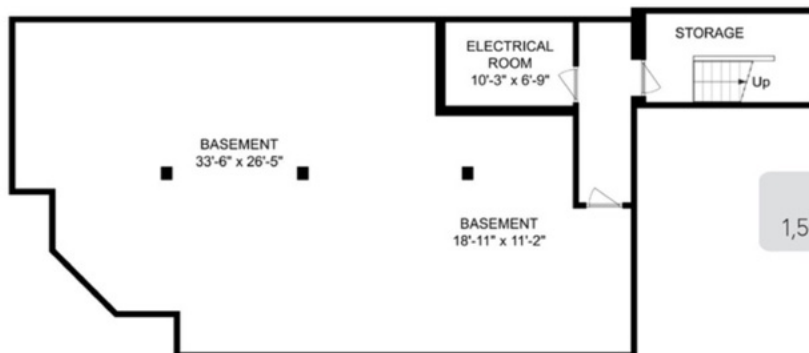
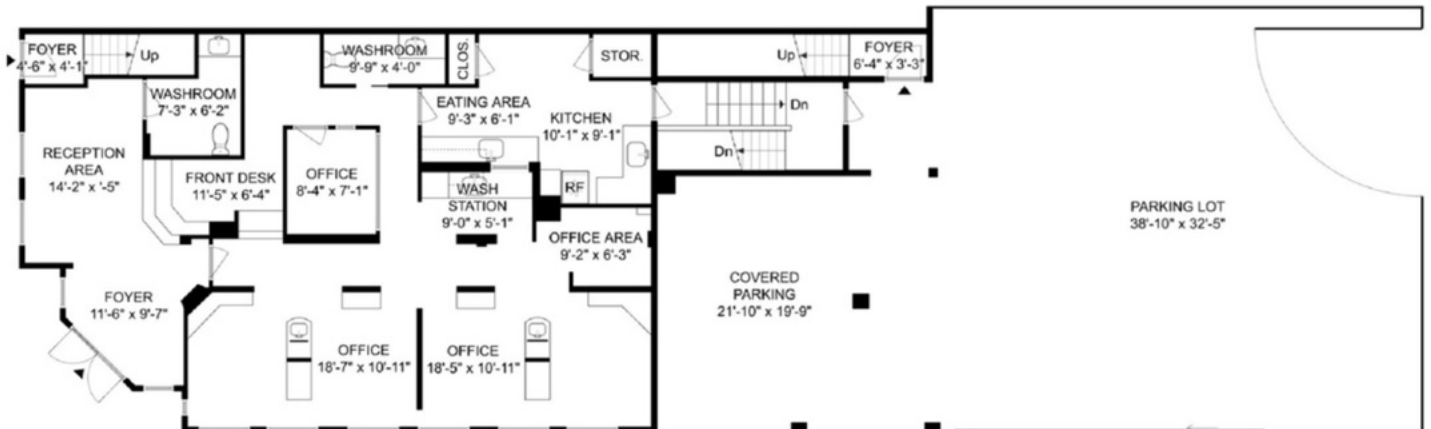
UPPER FLOOR  
2,337 sq.ft. | Ceiling Height: 8'-5"



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

MAIN FLOOR  
1,846 sq.ft. | Ceiling Height: 8'-0" to 9'-0"



BASEMENT  
1,500 sq.ft. | Ceiling Height: 8'-2"

The floor plan is not suitable for architectural/construction and is covered under E&O. All right reserved for Virtualized Studio. User shall not publish and distribute such material and/or incorporate it in other works in any form.



SCALE

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