

FOR SALE OR LEASE | INDUSTRIAL
7123 CURRAGH AVENUE
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



ONLY \$17.00 PSF YEAR 1 INTRODUCTORY RATE



- ▶ **7,881 SF Freestanding Office/Warehouse Building**
- ▶ **Central Location Near Rapid Transit**
- ▶ **Ample Parking/Yard Area**

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CELEBRATING OVER
50
YEARS IN VANCOUVER



Location

The property is located in the Kingsway/Beresford Industrial District, just east of Metrotown in South Burnaby. This location offers excellent access to Kingsway, Boundary Road, Metrotown, and rapid transit.

Zoning

M-4 (Industrial) – permitting a wide range of wholesale, automotive, manufacturing, and service related uses. Contact agents for detailed zoning information.

Features

- ▶ Close to rapid transit (Royal Oak Station)
- ▶ Concrete block construction
- ▶ Grade loading door (12' x 14' approximately)
- ▶ Approximately 14' warehouse ceiling heights
- ▶ Floor drains
- ▶ 3-phase 400A electrical service
- ▶ Fenced and paved yard area
- ▶ Approximately 14 parking stalls
- ▶ HVAC throughout main floor warehouse and upstairs office area
- ▶ 3 bathrooms upstairs and 2 bathrooms on main floor
- ▶ Lunchroom and boardroom on second floor
- ▶ Multi-tenant potential

Legal Description

Lot 4 Block 13A District Lot 97 Group 1 NWD
Plan 2802; PID: 002-483-866

Available Area

Main floor	3,916 SF
Second floor	3,965 SF
Total	7,881 SF

Lot Size

10,149 SF (58' x 175') approximately

Property Taxes

\$33,978.75 (2024)

Asking Price

~~\$5,575,000~~ \$5,100,000

Basic Lease Rate

\$17.00 PSF NNN (introductory rate for year 1 only)

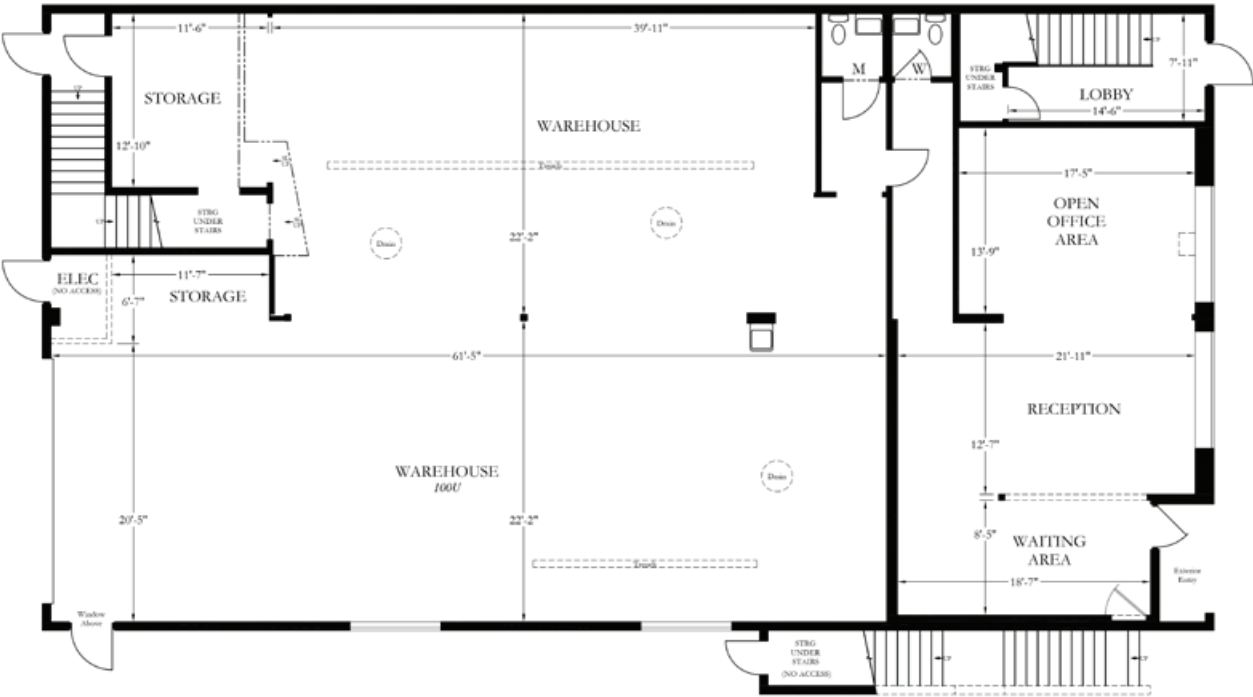
Taxes & Operating Costs

\$5.18 PSF (2024)

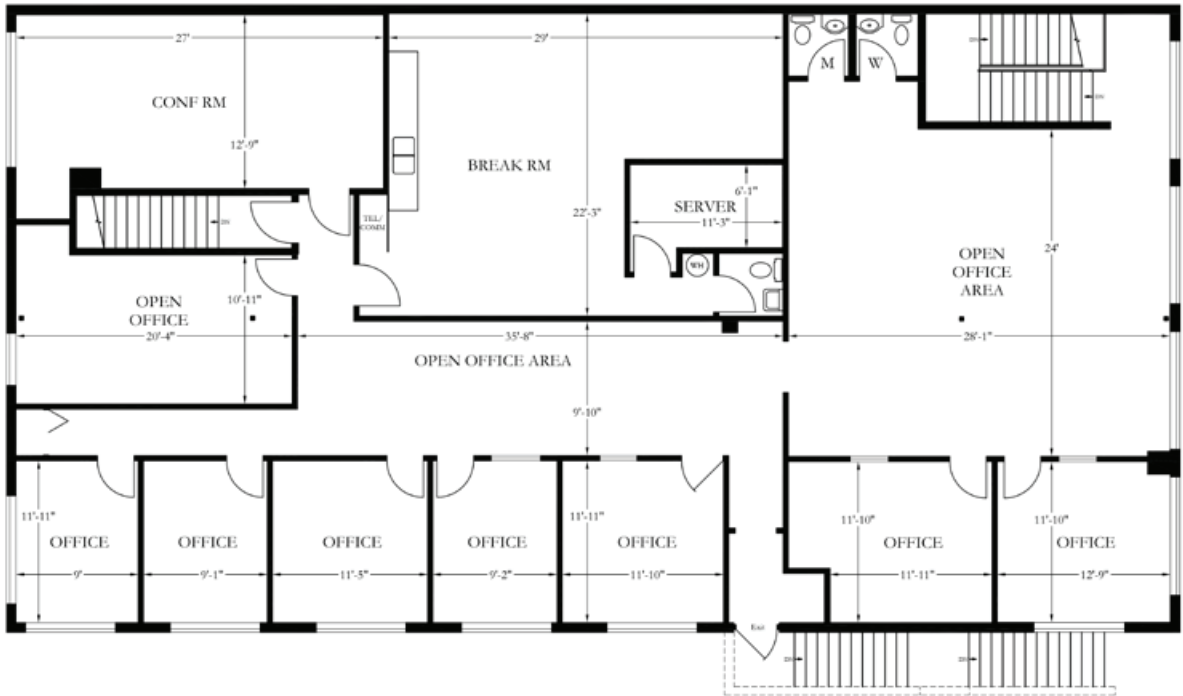
Availability

Immediate

Main Floor Plan



Second Floor Plan





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