

FOR SALE

8705 GOVERNMENT STREET

Burnaby, BC

Prime Burnaby Freestanding Building | 8,009 SF
Ideal for Owner-Occupiers or Investors



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8705 GOVERNMENT STREET

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PRIME BURNABY LOCATION

8705 Government Street is strategically located in the sought-after Winston-Government corridor of Burnaby. Just two blocks from both Lougheed Highway and the Trans-Canada Highway, the property offers unmatched connectivity and efficient access to all areas of Metro Vancouver.

Commuting is seamless, with the Production Way SkyTrain Station only minutes away and bus service available directly along Winston Street.

Positioned in the highly desirable Winston Industrial area, this location combines excellent accessibility with a vibrant commercial setting, making it an ideal choice for businesses seeking visibility, convenience, and connectivity.

OPPORTUNITY

A freestanding building spans approximately **8,009 square feet**, set on a **36,111 square feet lot** providing ample exterior yard space for loading, storage, or future expansion.

Featuring **four (4) bay doors**, ideal for efficient logistics and seamless high-volume operations, this property also includes a well-appointed office/showroom, a perfect blend of warehouse and office under one roof.

Currently in excellent condition, the property was built in 1985 and has a functional layout suitable for a variety of industrial uses. Its impressive size offers flexibility, and the land parcel highlights the value of this offering in terms of possible expansion or future potential.

Investors will appreciate both the solid profile of the existing asset and the property's unique potential for medium-density multifamily development in the future.



HIGHLIGHTS

- » 8,009 square feet leasable space, setting on a 36,111 square feet lot
- » Ample exterior yard space for loading and storage
- » Four (4) bay doors
- » Recent upgrades include new LED lighting in the warehouse, retaining wall in the back and new exterior paint



PROPERTY DETAILS

ADDRESS

8705 Government Street, Burnaby

LEGAL DESCRIPTION

LOT 83, PLAN NWP36262, DISTRICT LOT 10, GROUP 1, NEW WESTMINSTER LAND DISTRICT

ADDRESS

8705 Government Street, Burnaby

DESCRIPTION

Warehouse /
Storage

ZONING

Light Industrial
(M5)

CEILING HEIGHT

18'

STOREYS

One

SIZE

Lot Size 36,111 SF +/-
Building Size 8,009 SF +/-

YEAR BUILT

1985

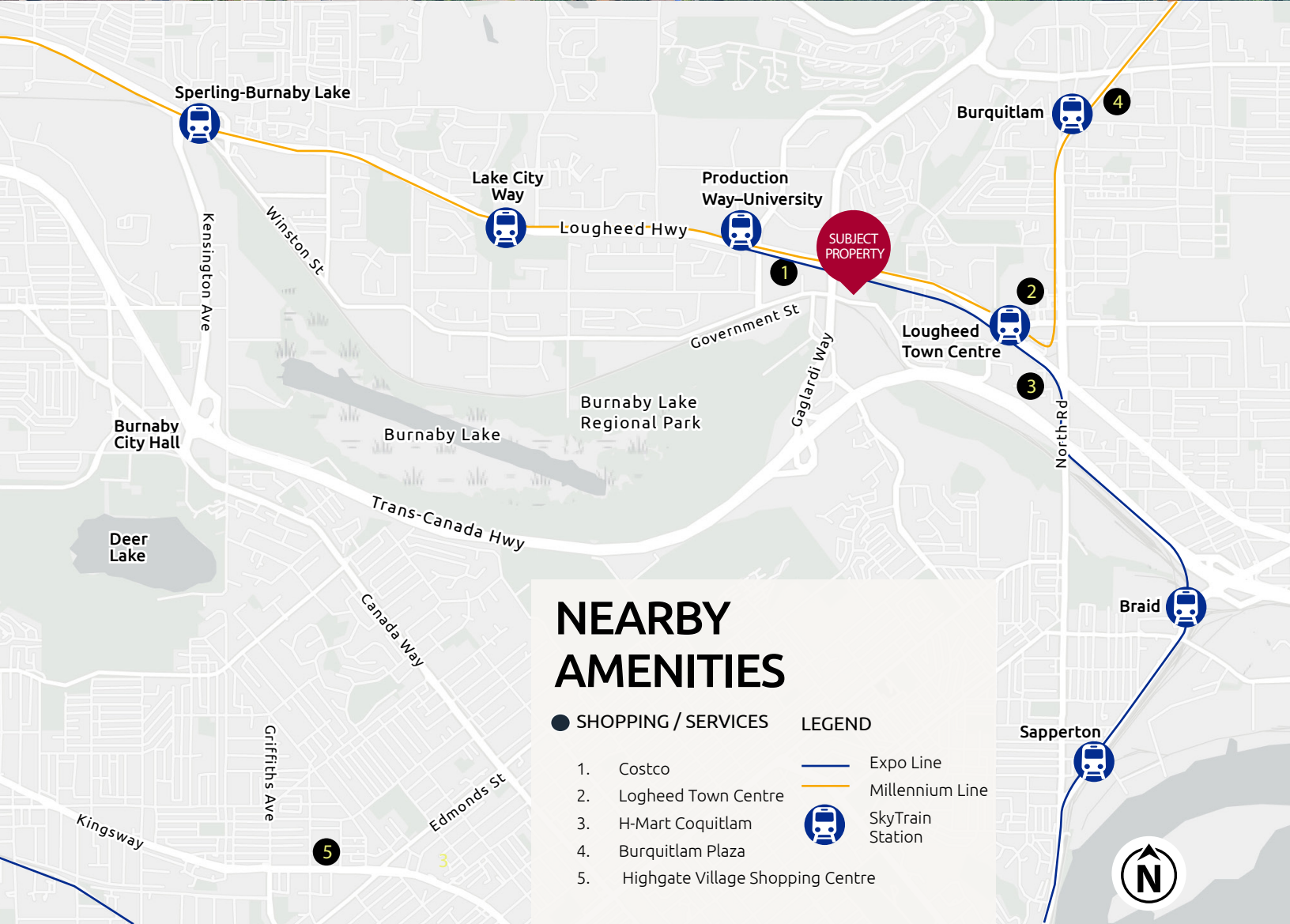
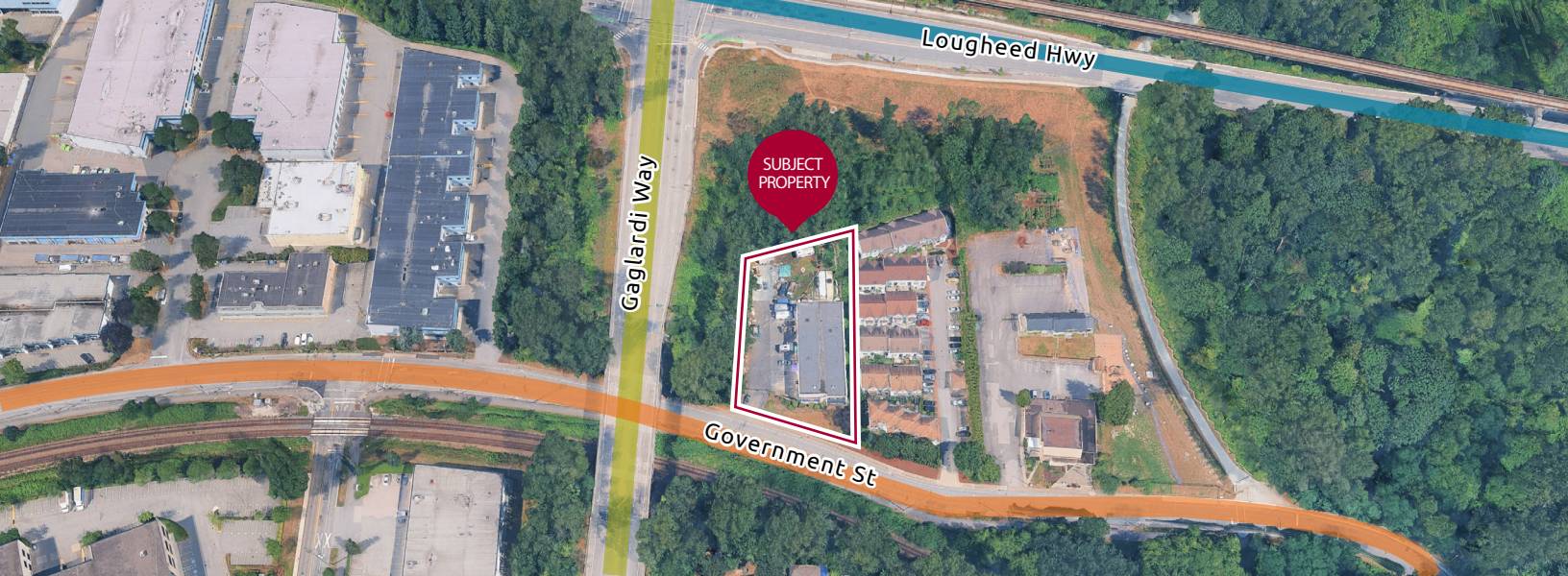
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000-511-731

LISTING PRICE

\$6,100,000





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