

For Sale | Industrial Property in Brentwood

CBRE

High Exposure Industrial Building with Redevelopment Potential

4481 Dawson Street
BURNABY, BC



The Opportunity

For Sale

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Burnaby, BC

CBRE is pleased to present the opportunity to acquire 4481 Dawson Street, a 3,410 sq. ft. freestanding industrial building on a 9,322 sq. ft. lot in the heart of the Brentwood Town Centre in Burnaby. The building is currently operating as an automotive service facility with five grade level service bays, and the tenant has a lease that expires in 2028. Situated on the north side of Dawson Street between Rosser Avenue and Willingdon Avenue, the property provides quick and easy access to both Lougheed Highway and Highway 1. The location is designated as 'Medium Density Mixed Use' which supports a 2.20 FSR, with commercial at grade and residential uses above. Further, the property is located within the 200-400 meter radius of the Brentwood Skytrain Station, which suggests a 4.00 FSR in the recently introduced Transit Oriented Development (TOD) plan.



PROPERTY HIGHLIGHTS

- + Freestanding industrial building with five grade level service bays located in the heart of the Brentwood Town Center
- + Significant development upside outlined in both the Brentwood Official Community plan and the Transit Oriented Development plan
- + High exposure property located on Dawson Street which has significant traffic volumes and excellent street front exposure
- + The Brentwood neighborhood is undergoing significant development activity and is emerging as one of the most desirable communities in Metro Vancouver

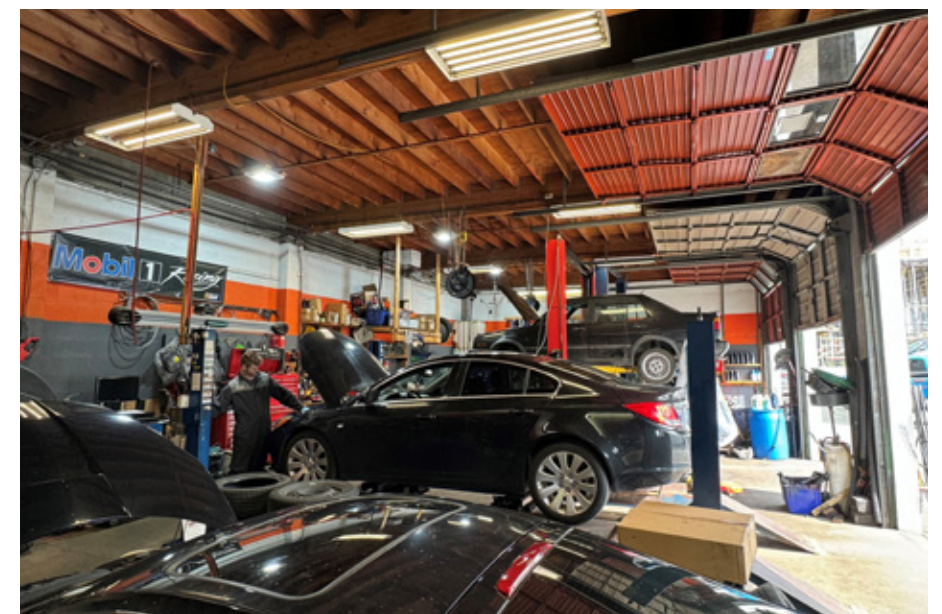
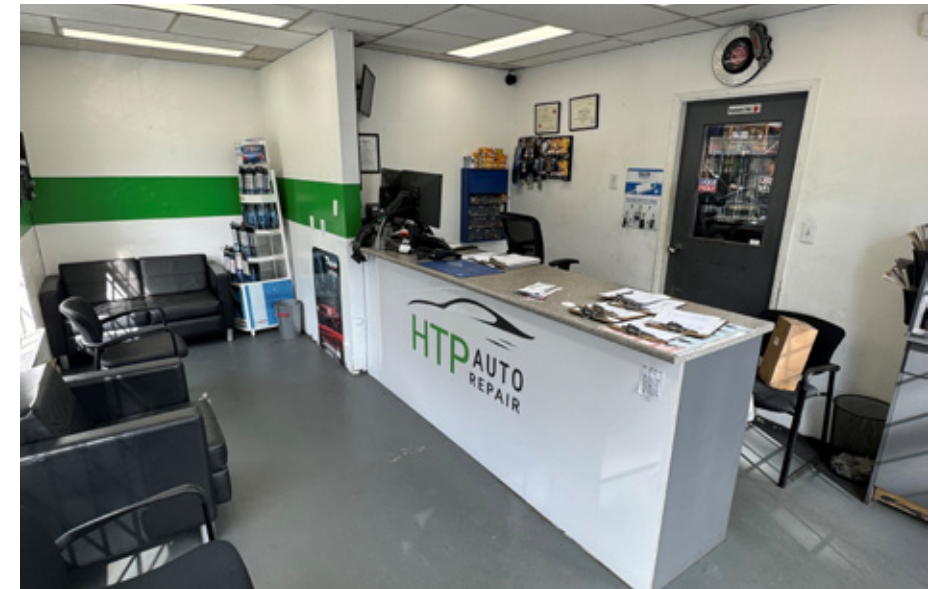
PROPERTY DETAILS

CIVIC ADDRESS	4481 Dawson Street, Burnaby
PID	010-735-585
SITE SIZE	9,322 sq. ft.
BUILDING SIZE	3,410 sq. ft.
ZONING	M1 (Manufacturing District)
OCP DESIGNATION	Medium Density Mixed Use
FLOOR SPACE RATIO (FSR)	Brentwood Official Community Plan: 2.20 FSR Transit Oriented Development Plan: 4.00 FSR

TENANCY DETAILS

LEASE EXPIRY	2028
RENEWAL OPTION	None
NET INCOME	Contact Listing Agents

ASKING PRICE
\$4,800,000



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FOR MORE INFORMATION, CONTACT

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