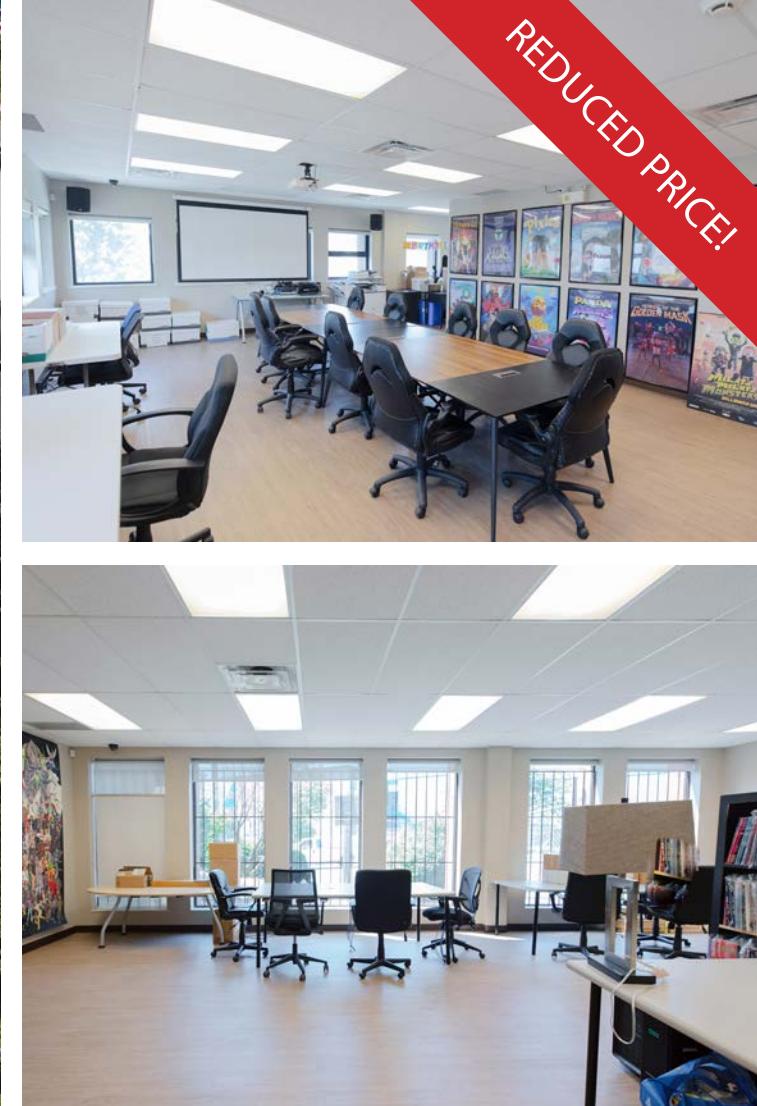


REDUCED PRICE!

FOR SALE / OFFICE
/ LIGHT INDUSTRIAL
/ RESEARCH
/ SHOWROOM



TWO FLOORS OF QUALITY SPACE IN
THE HEART OF NORTH BURNABY



#101 - 2544 DOUGLAS
ROAD, BURNABY, BC

CONTACT

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THE HIGH
TECHNOLOGY
FACILITIES GROUP

CBRE



/THE OPPORTUNITY

2544 Douglas Road is a rare owner-user opportunity that caters to a wide range of purchasers. It is the corner strata lot that is part of a 99,874 SF building and is currently used as an office, research or showroom. The space has quality improvements over two floors with street front exposure.

The property is centrally located in Burnaby with easy access to Trans Canada Highway and Lougheed Highway. It is also approximately 400m to Holdom SkyTrain Station (within walking distance) and next to the Central Valley Greenway bike lane.

/ PROPERTY DETAILS

UNIT	101
AREA	Main Level 1,471 SF Second Level 1,491 SF
	Total 2,962 SF
OWNERSHIP	Strata
AVAILABILITY	Vacant, 30 days notice
FURNITURE	Available
ZONING	M2 & M1 – Allows for a wide range of Light Industrial uses
YEAR BUILT	1978
PARKING	5 stalls included
STRATA FEES	\$672.10 + GST (\$2.72 PSF)
PROPERTY TAXES	\$12,547.37 (\$4.24 PSF)
SALE PRICE	\$1,799,000
NEW PRICE	\$1,599,000



/ FLOOR PLANS*



Multiple open plan areas with flexible design



Meeting room, sound room, and kitchen



Windows on three sides



HVAC throughout

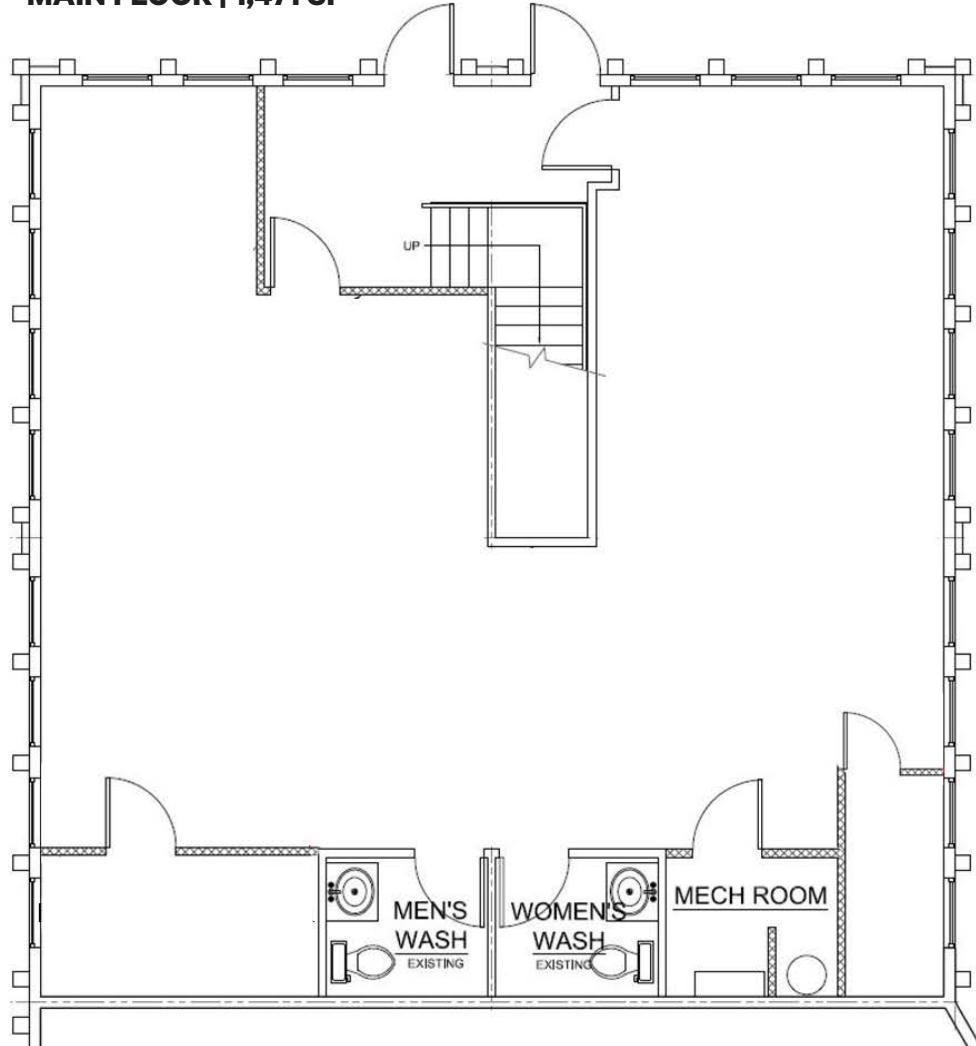


2 washrooms on each floor (4 total)

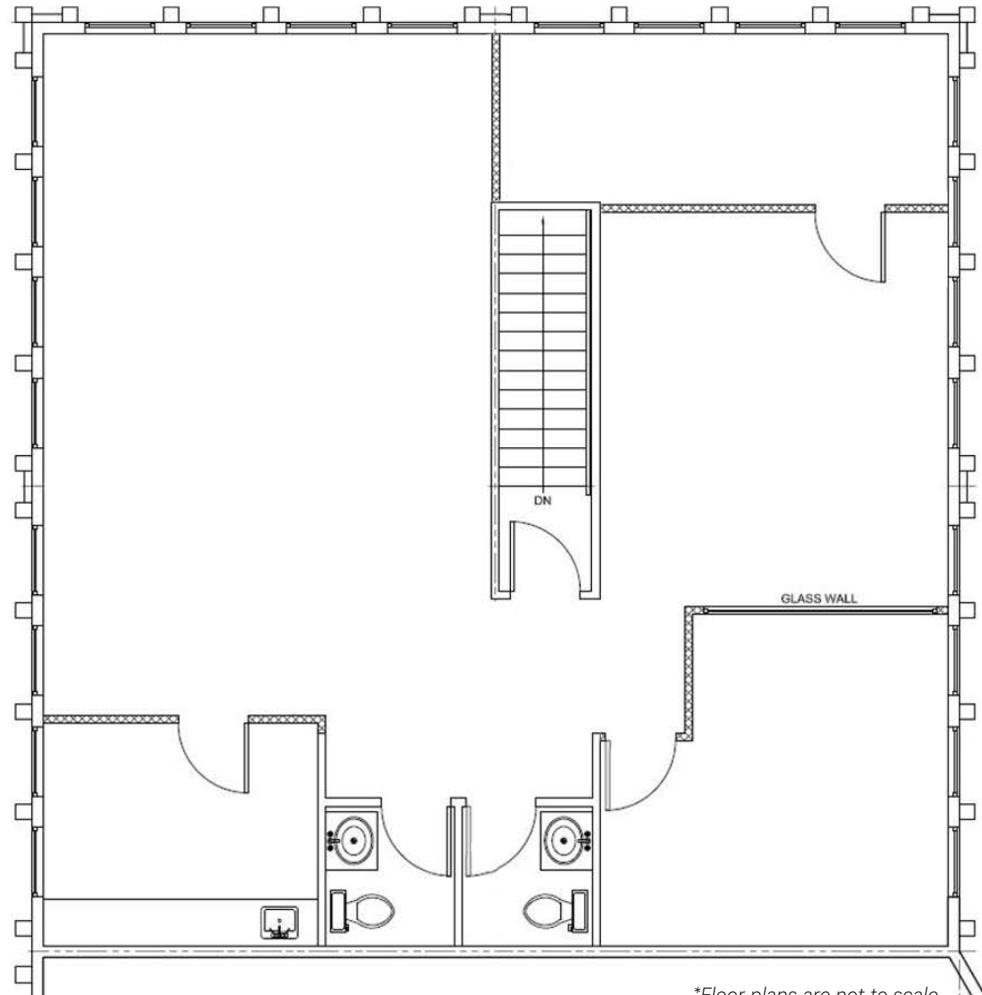


Great natural light and mountain views from second floor

MAIN FLOOR | 1,471 SF



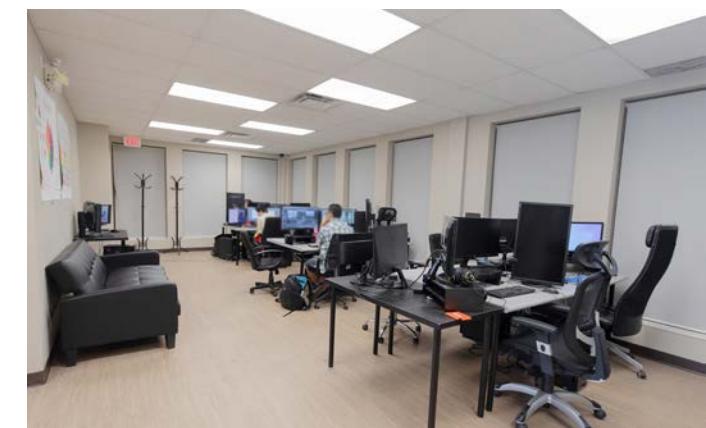
SECOND FLOOR | 1,491 SF



*Floor plans are not to scale.



FOR SALE / #101 - 2544 DOUGLAS ROAD





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/THE LOCATION

Located near the intersection of Douglas Road & Still Creek Avenue and between Lougheed Highway and Trans Canada Highway. This strategic location provides easy access to major highways, making it convenient for commuting and quick access to all major municipalities.

The location is within walking distance to the Holdom SkyTrain Station plus multiple bus lines (#129, 133, 136, N9). The property is only a 5-minute drive, or one Skytrain stop away, to the newly redeveloped The Amazing Brentwood where you can find an abundance of amenities and stores.

NEIGHBOURHOOD STATS

4 KM RADIUS

 **185**
RESTAURANTS

 **83**
CAFÉS

 **115**
RETAIL & SERVICES

 **22**
FITNESS FACILITIES



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