

FOR SALE

**RIVER FRONT OFFICE/WAREHOUSE
 #108 - 8988 FRASERTON COURT, BURNABY, BC**



LOCATION:

The subject property is located in Eagles Landing Business Park near the intersection of Marine Way and Boundary Road in South Burnaby. Widely considered the geographical centre for office and light industrial activity in Metro Vancouver, Eagles Landing Business Park enjoys quick easy access to all major transportation networks, nearby commercial cores and the rapidly expanding communities of Vancouver, Burnaby, Richmond, Delta, Surrey and Coquitlam.

ZONING:

M5

AREA:

Main Floor: 1,455 sq. ft.
 Second Floor: 1,034 sq. ft.
 Total: 2,489 sq. ft.

FEATURES:

<u>Main Floor Office/Showroom</u>	<u>Second Floor Office</u>	<u>Warehouse</u>
-One (1) boardroom	-Fully air-conditioned	-9 ft. x 22' ft. warehouse with high ceilings
-One (1) private office	-Two (2) private offices	-9' ft. x 10' ft. grade level loading door
-One (1) washroom	-Kitchen	-Overhead natural gas unit heater
-Shower room	-One (1) washroom	- 14' ft. x 22' ft. structural mezzanine for storage
-Coffee bar & sink	-Abundance of natural light	

PARKING:

Excellent common area parking on site

STRATA FEE:

\$1.60 per sq. ft. plus GST (or) \$331.02 per month plus GST

PROPERTY TAX:

\$3.49 per sq. ft. plus GST (or) \$724.78 per month plus GST

SALE PRICE:

\$1,699,000.00

VACANT POSSESSION: 60 days notice to Tenant

For Further Information, Please Contact:

PETER HALL PREC* / BRADEN HALL / STEVE HALL - RE/MAX Crest

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