

**FURTHER
REDUCED
PRICE**



Westminster Avenue

Still Creek Avenue

Highway 1

Regent Street

For Sale or Lease

5085 REGENT STREET, BURNABY

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Opportunity

An opportunity to purchase a 22,000 free-standing industrial facility in Burnaby

5085 Regent Street is located in the Still Creek Industrial District, which is one of the premier industrial locations in Greater Vancouver.

This location is only minutes to Brentwood Town Centre, one of Burnaby's largest master planned communities, and is within walking distance of the Holdom SkyTrain station and bus routes.

Regent Street fronts onto the Trans Canada Highway and offers fantastic exposure and corporate identity. It also offers quick access to both Highway 1 and the Lougheed Highway, and is only 15-20 minutes to downtown Vancouver, the North Shore, or out to the Fraser Valley.



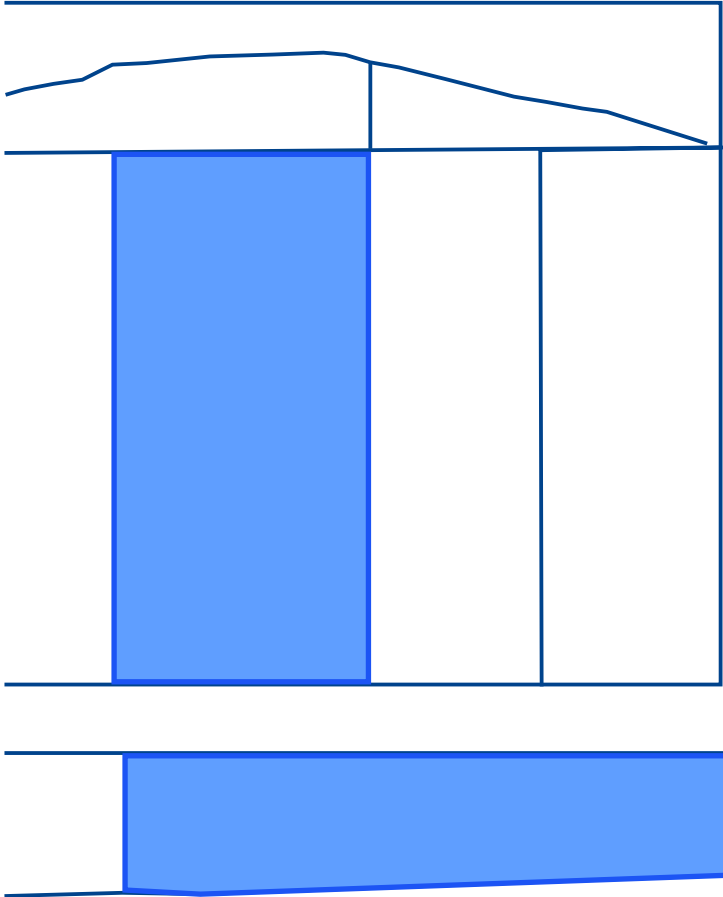
Property Details

Site Size	1.5 acres	
Zoning	I2 General Industrial	
Property Taxes	\$86,572.01 (2025)	
Building Area Breakdown*	Office	3,500 SF
	Warehouse	18,500 SF
	TOTAL	22,000 SF
Loading	Grade Loading	
Availability	Immediate	
Lease Rate	Contact Listing Agents	
Reduced Asking Price	\$10,950,000 \$10,250,000	

**Flexible demising options available from 10,000 SF to 22,000 SF*



Site Plan





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