

NAICommercial

**4,974 SF
OFFICE**



252 - 5489 Byrne Road | Burnaby, BC

FOR SALE | 4,974 SF
SECOND-FLOOR CORNER OFFICE UNIT

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CORNER UNIT



FULLY IMPROVED OFFICE



LAB AREA WITH VENTING



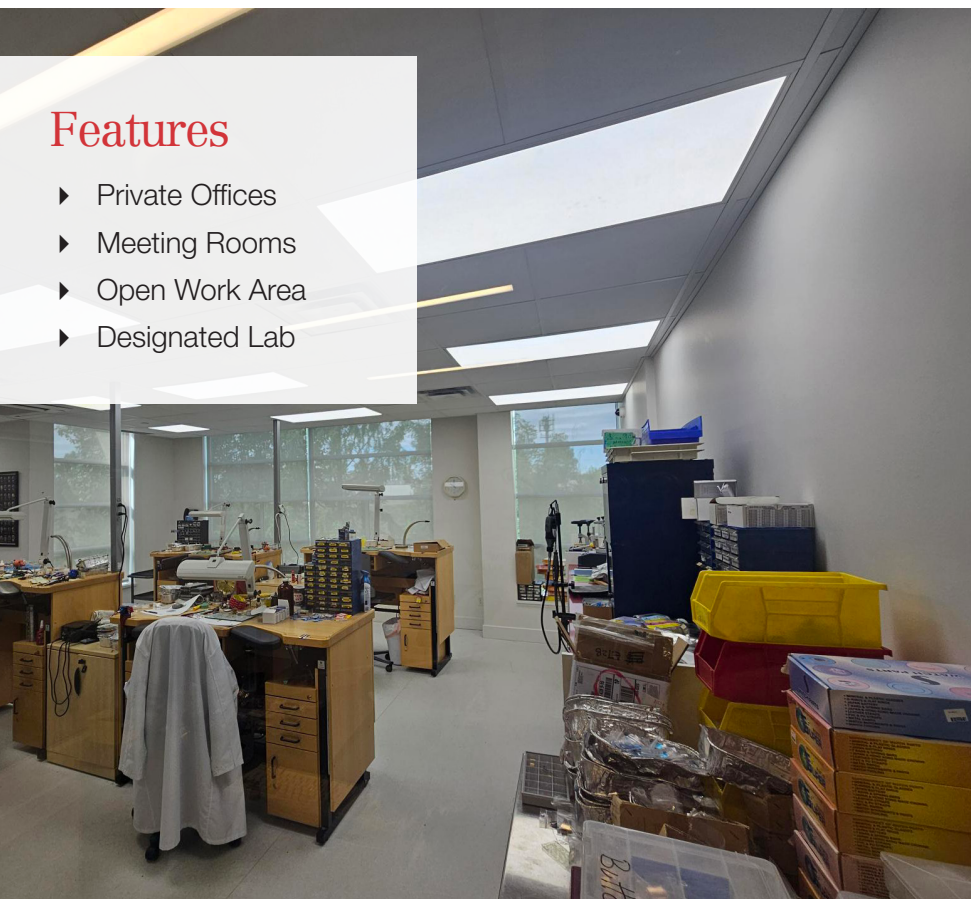
252 - 5489 Byrne Road

Burnaby, BC

Offered for sale is a 4,974 SF second floor strata office located in South Burnaby.

This location is at Boundary and Byrne Road, next to Riverway Golf Course and across from Marine Way Market creating easy access to restaurants, shopping, and bus routes.





Features

- ▶ Private Offices
- ▶ Meeting Rooms
- ▶ Open Work Area
- ▶ Designated Lab

Property Details

Size

4,974 SF

Parking

13 Reserved Stalls

Zoning

CD - M-5

Property Taxes (2025)

\$24,059

Strata Fees

\$1113/month

PIDs

026-890-542

026-890-534

Legal Description

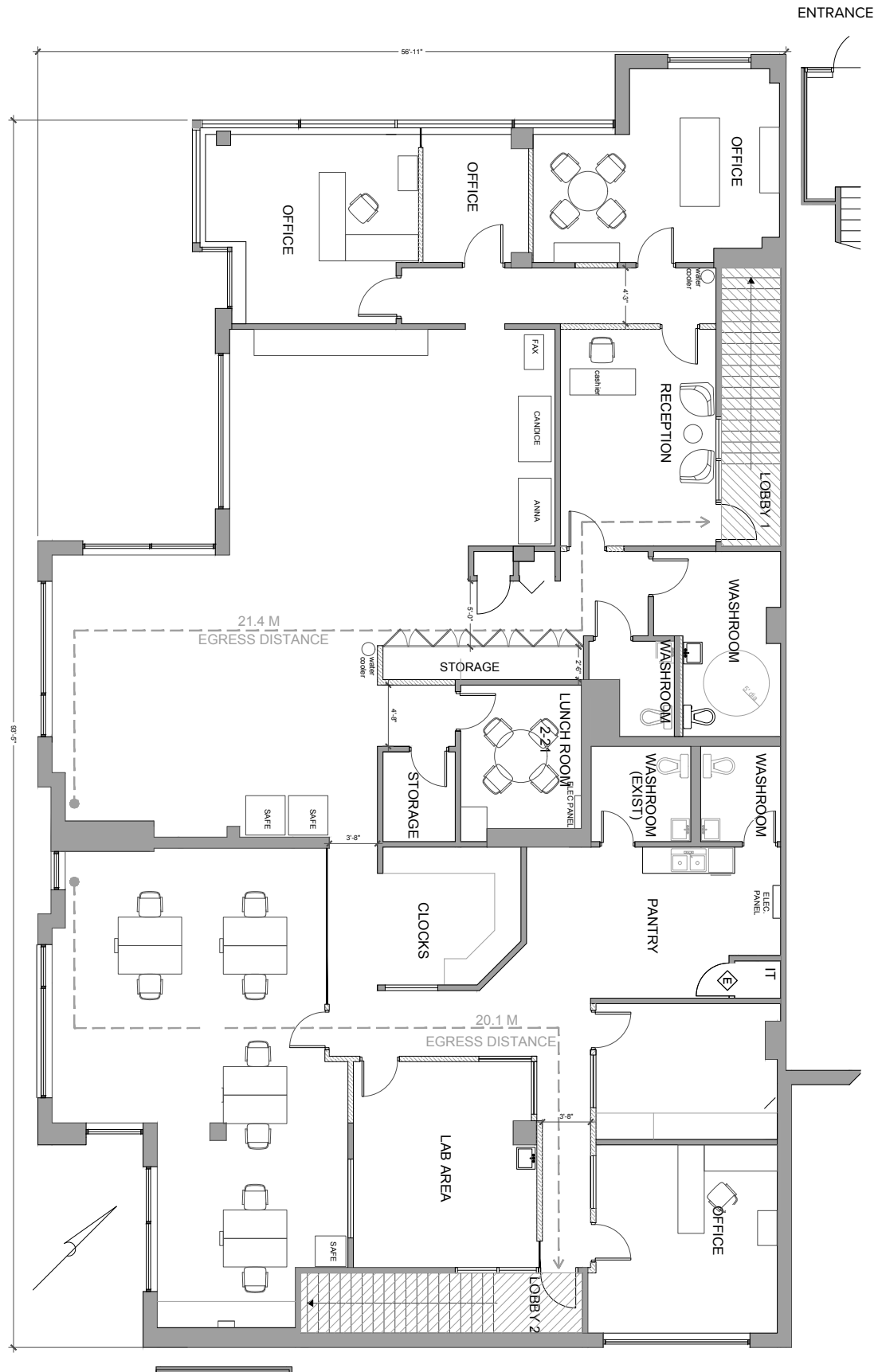
STRATA LOTS 30 & 31
DISTRICT LOT 162 GROUP 1 NEW
WESTMINSTER DISTRICT STRATA
PLAN BCS2115 TOGETHER WITH
AN INTEREST IN THE COMMON
PROPERTY

Price

\$2,500,000 (\$503/SF)



Floorplan





Location

Located in the highly accessible Big Bend area of South Burnaby, the property benefits from strong connectivity to major transportation routes, nearby amenities, and surrounding business services. The area is a well-established commercial node with a diverse mix of office, industrial, and service-oriented users, and provides convenient access to retail, restaurants, and services along Byrne Road and Marine Way.



NEARBY AMENITIES

- ▶ Everett Crowley Park
- ▶ Fraser River Trail
- ▶ Olivio Cafe & Eastery
- ▶ Tim Hortons
- ▶ Anytime Fitness
- ▶ Jenny's Garden Centre
- ▶ Govinda's Dining
- ▶ Riverway Golf Course & Driving Range
- ▶ River Market Crossing
- ▶ Cactus Club Cafe
- ▶ Canadian Tire
- ▶ London Drugs
- ▶ Staples

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