

For Sale

5332 Still Creek Avenue

Burnaby, BC

Rare development opportunity to acquire 47,916 sf of industrial land in North Burnaby



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**AVISON
YOUNG**

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Property details

PROPERTY ID
002-512-441

LEGAL DESCRIPTION
LOT 12 OF DISTRICT LOT 74 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN 3782

SITE SIZE
1.1 Acres (47,916 sf)

OCP LAND USE DESIGNATION
Industrial

ZONING
M2 - General Industrial District
Maximum height: (4) Four storeys
Maximum lot coverage: (60%) Sixty percent

PROPERTY TAXES (2023)
\$70,394.53

LAND USE
Including but not limited to manufacturing/
processing/packaging of goods (ie. alcohol,
poultry, paper products, motor parts) and
commercial and service uses (ie. storage and
workshops)

PRICE
Contact listing agent



Opportunity

Avison Young is pleased to present the opportunity to acquire 47,916 sf of industrial land in North Burnaby. Ideal for small-bay industrial strata, a build-to-suit development or an owner-user space.

Location

The Subject Property is located just two properties west of Douglas Road on the south side of Still Creek Avenue. This prime location is in the heart of the Still Creek industrial area of North Burnaby, British Columbia.

The Property is conveniently situated between the Trans-Canada and Lougheed Highways. It is also located along the Central Valley bike route, which connects Burnaby with Vancouver and New Westminister. The property is a 12-minute walk from the Millennium Line at the Holdom Station. Brentwood Town Centre Station is only a two-minute drive, centered at Lougheed and Willington Avenue.

Property highlights



Proximity to The Amazing Brentwood and the Brentwood Town Centre SkyTrain Station



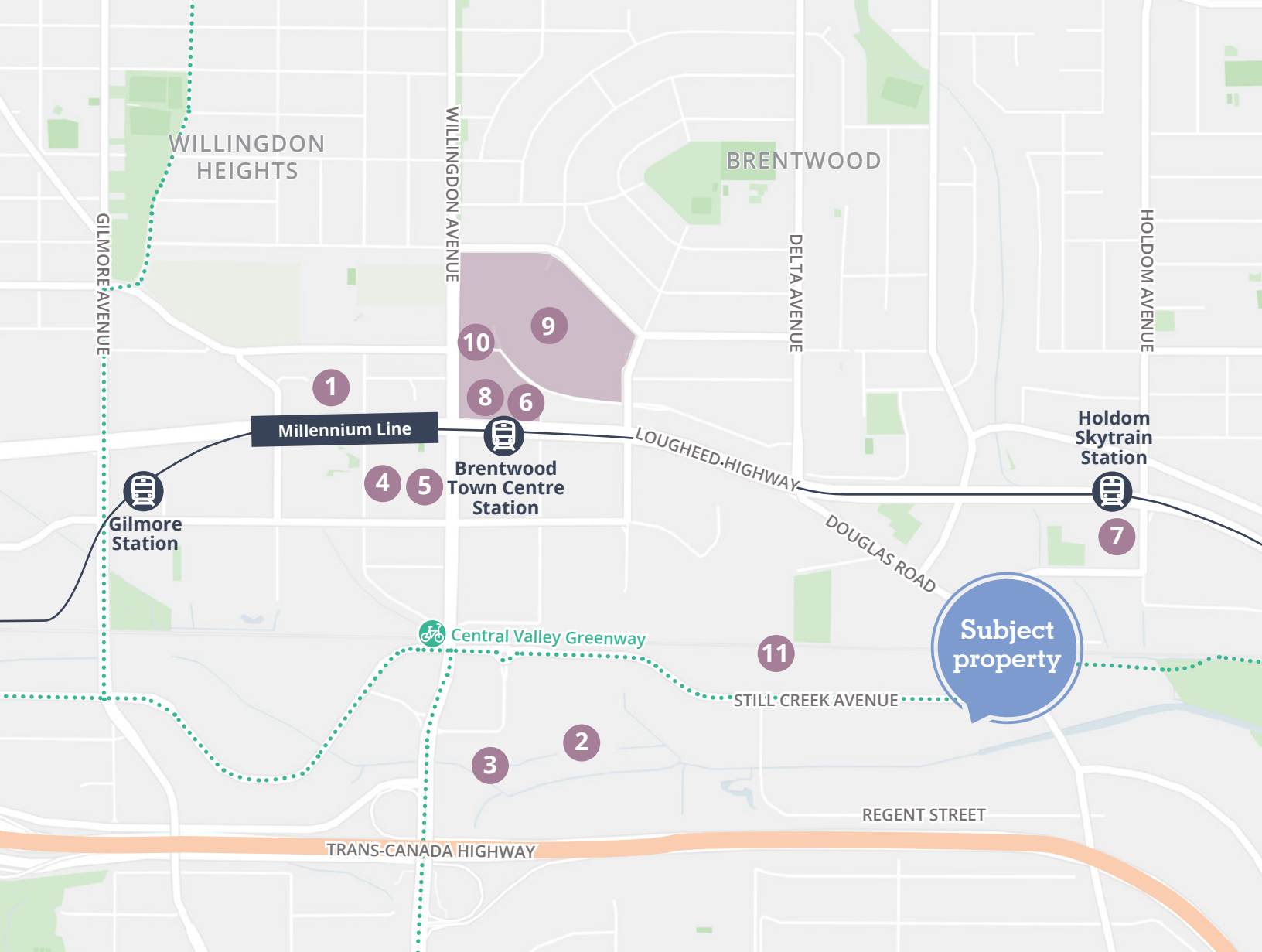
Conveniently situated between the Trans-Canada and Lougheed Highways



In the heart of the Still Creek industrial area of North Burnaby

Site plan





- | | |
|-----------------------------|--------------------------|
| 1. JOEY Burnaby | 5. BC Liquor Stores |
| 2. Costco Wholesale | 6. OEB Breakfast Co. |
| 3. The Keg Steakhouse + Bar | 7. Starbucks |
| 4. Whole Foods Market | 8. McDonald's |
| | 9. The Amazing Brentwood |

- | |
|-------------------------------------|
| 10. The Amazing Brentwood Tower One |
| 11. Standard Building Supplies |

 **71**
VERY BIKEABLE
 Biking is convenient for most trips

Reach out for more details
on this rare opportunity.

**AVISON
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 **BEST
MANAGED
COMPANIES**
 Platinum member

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