



6,778 SF Office/ Warehouse with Grade Loading

13-3871 North Fraser Way, Burnaby

MLS: C8057067

Kevin Zhao, 604-338-8658, Magsen Realty Inc.

\$3,928,000

Prime Workspace Hub in Greater Vancouver

Discover unparalleled convenience at our premier property nestled near Marine Way and Boundary Road—the epitome of excellence for office and light industrial activities in Greater Vancouver. Seamlessly connect to Vancouver, Burnaby, Richmond, Coquitlam, Delta, Surrey, Vancouver Airport, and the US border, establishing a highly strategic business presence. The nearby Market Crossing Shopping Centre adds practicality to this coveted location.

Property Features:

- *Versatile Workspaces:* Tailor your environment with adaptable office spaces, cutting-edge lab facilities, an inviting showroom, and a warehouse equipped with a 9'6 x 11'6 loading door.
- *Flexibility:* Easily divisible into two units, our property accommodates diverse business needs, providing the flexibility essential for success.
- *Thoughtful Amenities:* Enhance functionality with men's and women's washrooms on both floors, a first-floor showroom with a shower room, and 12 offices on the second floor.



Building size: 6,778 sqft

Price: \$3,928,000

Zoning: M3R HEAVY INDUSTRIAL DISTRICT

Taxes(2023): \$33,692.56

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Corner Office Oasis: The 6,778 sq. ft. corner office in Marine Way Business Park is bathed in natural light, featuring an HVAC system for year-round comfort.

Parking Convenience: 4 front parking stalls ensure easy access for employees and clients, contributing to the overall accessibility of the workspace.

Explore the pinnacle of real estate excellence, designed for businesses seeking a central, adaptable, and well-equipped workspace in Greater Vancouver. Elevate your business with strategic location, thoughtful design, and unparalleled amenities. Your success begins at this meticulously crafted property.