

FOR SALE OR LEASE | OFFICE/INDUSTRIAL
#110-112 - 8678 GREENALL AVENUE
BURNABY, BC

PRICE REDUCED
BELOW ASSESSED VALUE



- ▶ 10,608 SF Flex Office/Industrial
- ▶ Professional HVAC Offices
- ▶ Multi-Tenant Layout
- ▶ Well-Located in an Emerging Area

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Location

The subject property is centrally located on the north east corner of Greenall Avenue and Marine Way, one block east of Boundary Road. The Marine Centre offers quick and easy access to key areas in the Greater Vancouver via Marine Way, Boundary Road, Knight Street Bridge, Highway 91 and Highway 99.

Legal Description

Strata Lot 18 District Lot 161 Group 1 New Westminster District Strata Plan LMS 2481 PID: 0224-299-391

Zoning

M-5 (Light Industrial District) – allows for a wide variety of uses including office, light manufacturing, storage, wholesaling, post-production, distribution, and some service-based business.

Features

- ▶ Tilt-up concrete construction (built 1998)
- ▶ Well-located and central *Marine Centre* strata office/industrial complex
- ▶ Bus service along Marine Way
- ▶ 3-phase electrical service
- ▶ Each unit separately metered for utilities
- ▶ Professional/presentable HVAC offices
- ▶ Multi-tenant layout
- ▶ Two-person lift system
- ▶ Flexible opportunity for tenant or buyer
- ▶ Kitchenettes in each unit
- ▶ Two (2) grade loading doors (one door per ground floor unit)



Unit Areas

Unit 110 (Main Floor)	4,820 SF
Unit 111 (Second Floor)	3,618 SF
Unit 112 (Main Floor)	2,103 SF
Total	10,608 SF

Basic Lease Rate

\$18.75 PSF NNN

Taxes & Operating Costs

\$6.13 PSF (2023)

Property Taxes

\$44,191.43 (2023)

Strata Fees

\$1,478.31 per month plus GST

BC Assessment

\$5,150,000 (2024)

Asking Price

\$4,750,000 (\$447.77 PSF)

Availability

Unit 111 is available immediately
 Units 110 and 112 are currently leased

Income & Tenancy Info

Contact agents for detailed rent roll

Floor Plan





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