

7019

RUSSELL AVENUE

Burnaby, BC



FOR SALE

CENTRALLY LOCATED FREESTANDING INDUSTRIAL BUILDING



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LOCATION

The subject property is located on Russell Avenue in the Royal Oak area of Burnaby. The property is conveniently accessible by the Royal Oak Skytrain station and other transit providing access to surrounding communities such as New Westminster, Surrey, and Vancouver. The Property also features extensive amenities in the immediate area including the Metrotown retail hub.



ROYAL OAK
SKYTRAIN STATION



BERESFORD STREET

MCPHERSON AVENUE

IMPERIAL STREET

KINGSWAY

1A

1A

7019 RUSSELL
AVENUE

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BUILDING SIZE

Ground Floor Office:	1,090 SF
Ground Floor Warehouse:	1,925 SF
Second Floor Office:	1,170 SF
Total:	4,185 SF

SITE SIZE

7,426 SF

ZONING

M4 Special Industrial

PROPERTY HIGHLIGHTS

- 2 grade loading doors (8' x 8')
- 12' - 14' warehouse clear ceiling height
- 200 AMP, 3 Phase 240VAC
- LED lighting
- 2 main floor washrooms and 2 second floor washrooms
- Rare, front parking lot for up to 6 vehicles
- Exterior secured outside EV Charging Station
- HVAC (x2) new as of April & May 2024

AVAILABILITY

Vacant Possession on Completion

ASKING PRICE

\$3,300,000

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SKYTRAIN STATION



IMPERIAL STREET

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