

STRATA WAREHOUSE

For Sale

16-3871 North Fraser Way, Burnaby, BC

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Civic Address

↳ 16-3871 N Fraser Way, Burnaby, BC V5J 5G6

PID

↳ 017-319-650

Neighborhood

↳ Big Bend

Zoning

↳ M3 - Heavy Industrial District

Year Built

↳ 1991

Gross Leasable Area

MAIN FLOOR + WAREHOUSE
2,003 SF

SECOND FLOOR OFFICE
762 SF

TOTAL
2,765 SF

Property Tax (2025)

↳ \$16,694.24

Assessment (2025)

↳ \$1,653,000

Asking Price

↳ Contact Agent

Property Details

Iconic Properties Group is pleased to present **16-3871 North Fraser Way, Burnaby** –an exceptionally well-located industrial strata unit within Marine Way Estates, a mature mixed-use business park at the interchange of **Marine Way and Boundary Road**. This rare offering combines functionality with a prime Burnaby location, appealing to both owner-users and investors seeking secure industrial assets in Metro Vancouver's core.

Functional Industrial Design

The unit totals **2,765 square feet**, comprising a **2,003 square foot warehouse** with grade-level loading and a **762 square foot second-floor office space**. Featuring efficient warehouse dimensions, a **grade-level loading door** for seamless logistics, and **air-conditioned office space**, the property is designed to support a variety of light industrial and service-oriented businesses.

Strategic Connectivity

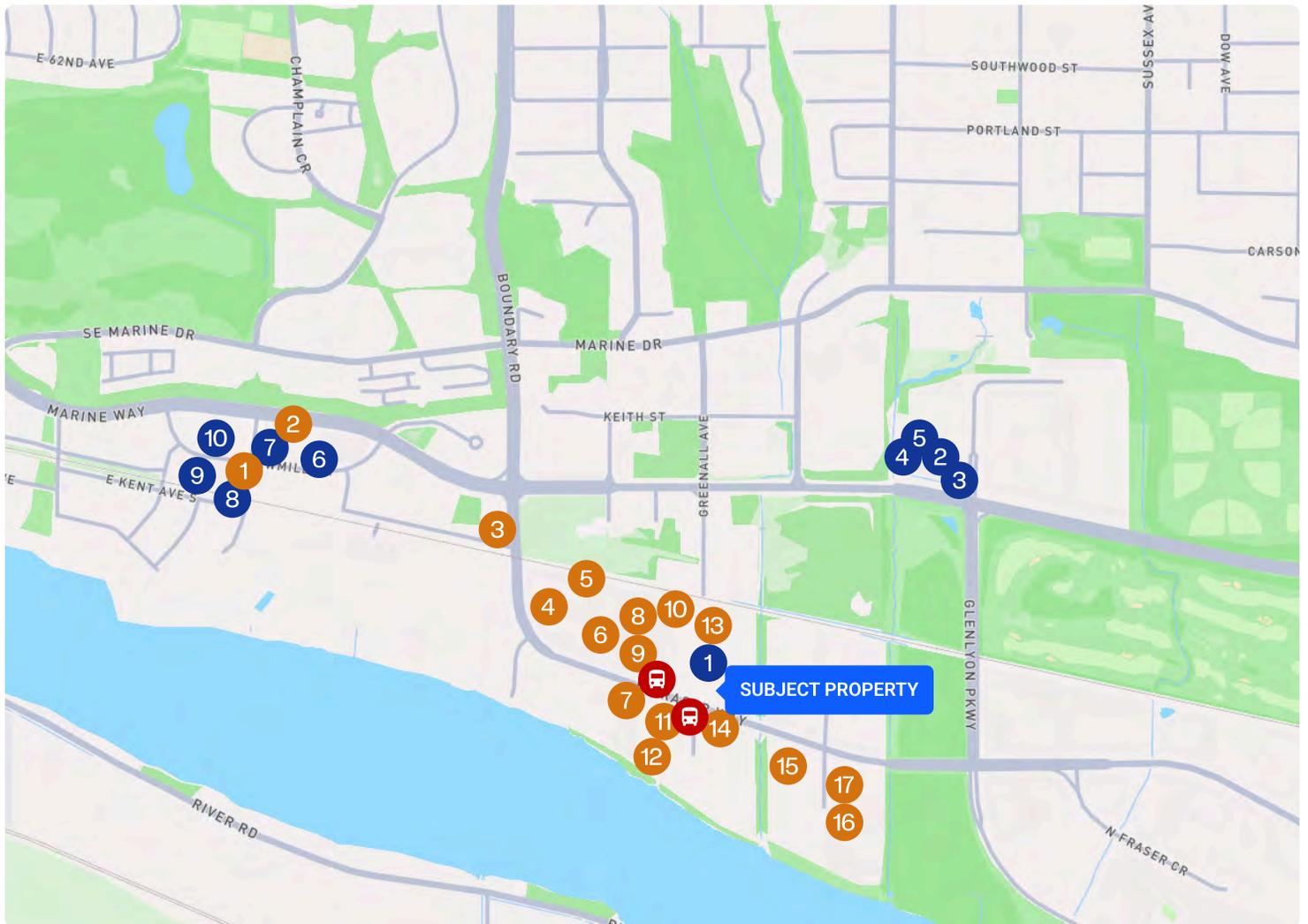
Situated with direct access to **Marine Way and Boundary Road**, the property provides excellent connectivity throughout Burnaby, Vancouver, Richmond, and the Tri-Cities. Proximity to major arterial routes ensures efficient distribution to the broader **Metro Vancouver region**, the **Vancouver International Airport**, and the **US border**, while nearby commercial amenities enhance day-to-day convenience for employees and clients.

Established Business Park Setting

Marine Way Estates is a well-established mixed-use business park, home to a diverse range of industrial, service, and office users. The setting provides an ecosystem of complementary businesses, reinforcing long-term demand and adding to the property's stability and investment appeal.



Nearby Amenities



Food & Drinks

- 1 Olivo Cafe
- 2 A&W
- 3 Tim Hortons
- 4 Quesada Burritos & Tacos
- 5 Top Wok Dim Sum Express
- 6 Sushi Mura
- 7 LOCAL Public Eatery
- 8 Kokoro Tokyo Mazesoba
- 9 District Noodle House
- 10 Boketto Tea Bar

Retail, Services, Manufacturers & Suppliers

- 1 Scotiabank
- 2 Save-On-Foods
- 3 Shell
- 4 C&L Multimedia
- 5 PROTA Beauty Supplies Ltd
- 6 The Print Culture Burnaby
- 7 UniUni
- 8 Sierra Projects Inc
- 9 Acuva Technologies
- 10 Keith Panel Systems Co. Ltd
- 11 Stasuk Testing & Inspection
- 12 K & E Equipment Repair
- 13 Chapman Burner & Heating Service
- 14 C&O Apparel
- 15 Artron Laboratories Inc
- 16 Orca Security Plus!
- 17 Scentuals Natural & Organic Skin Care

Transit

- 11 Bus Stop

Regional Connectivity

Location	Approximate Driving Time
1 Downtown Vancouver	35 minutes
2 YVR Airport	20 minutes
3 Richmond	25 minutes
4 Coquitlam	35 minutes
5 Surrey	25 minutes
6 Peace Arch Border Crossing	30 minutes

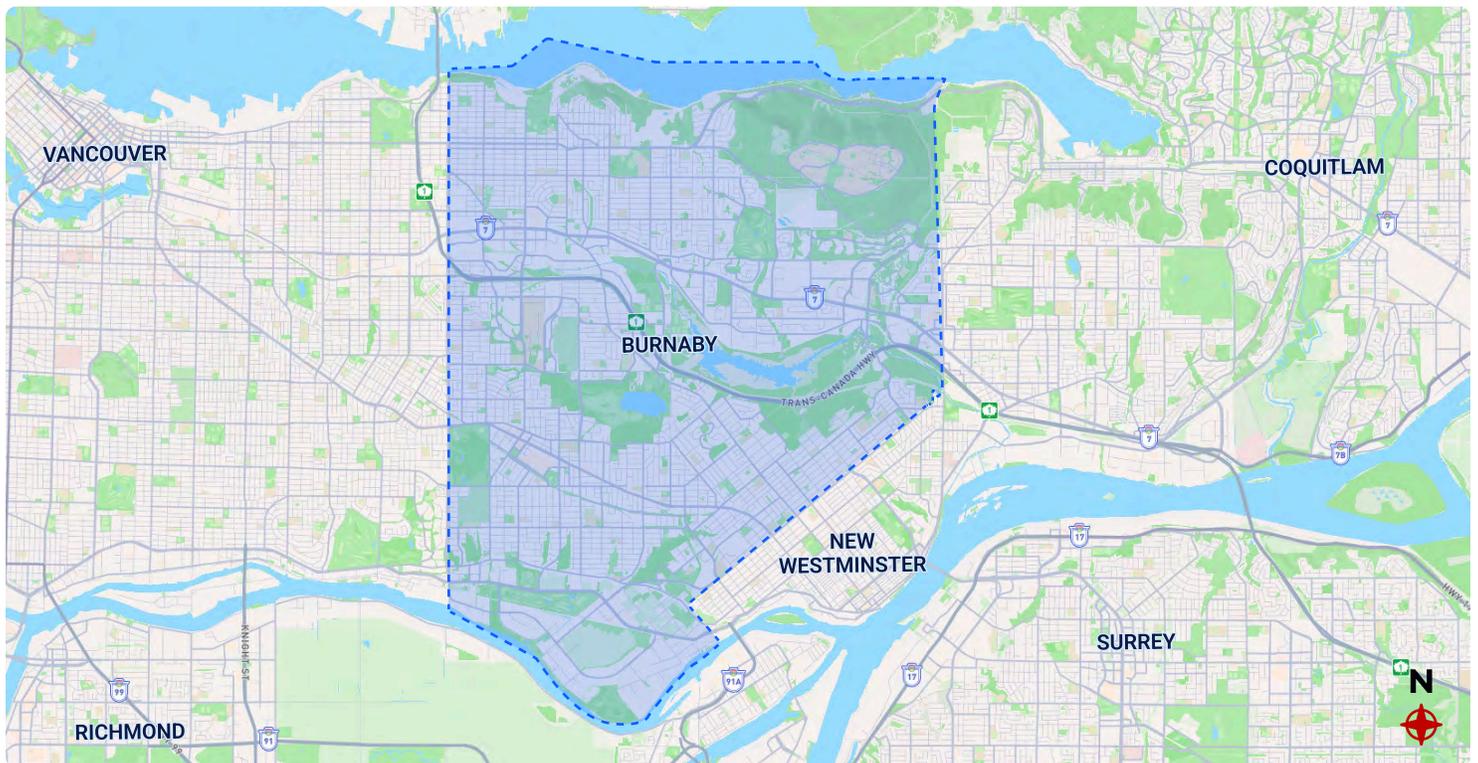


Demographics Overview

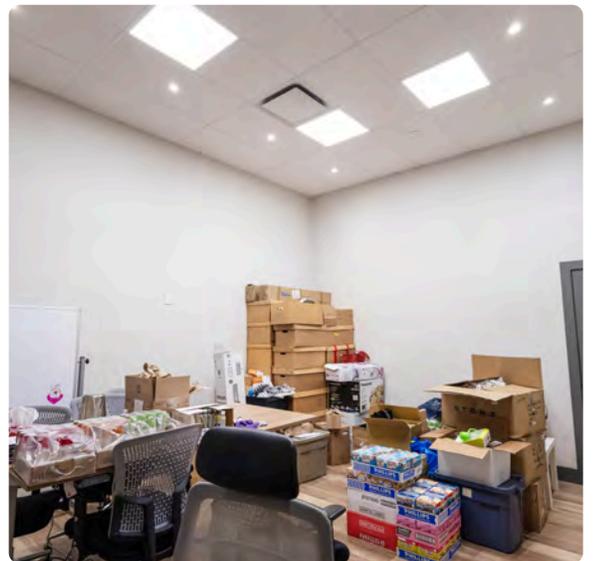
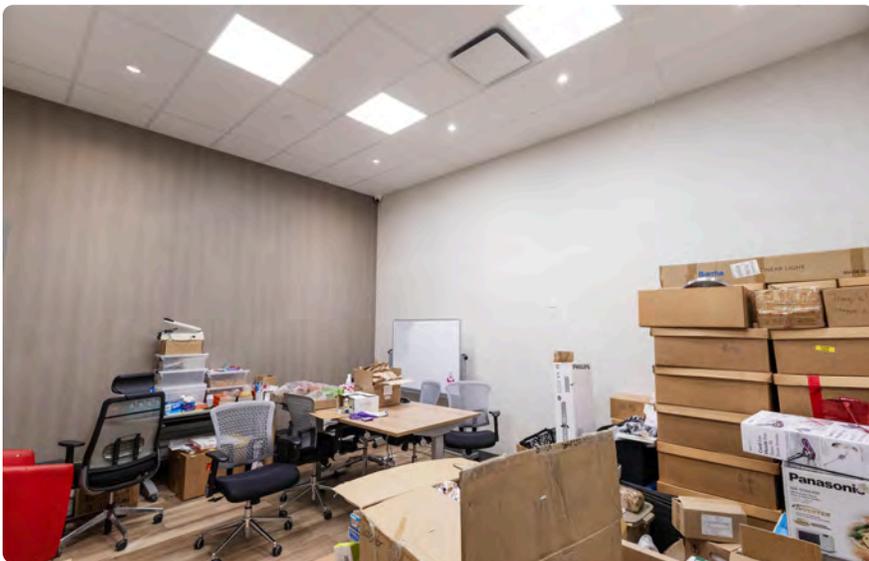
Strategically located in Burnaby’s sought-after Big Bend industrial node, 16–3871 North Fraser Way offers a premier opportunity to secure adaptable industrial space within one of Metro Vancouver’s most established business parks. This central Burnaby location draws on a city population of over 280,000 and benefits from immediate proximity to Vancouver, Richmond, and New Westminster, positioning it at the heart of the region’s thriving economic core. The Big Bend area’s mix of light industrial, office, and commercial uses continues to attract a wide range of businesses seeking accessibility, labour availability, and operational efficiency.

The property is exceptionally connected via Marine Way, Boundary Road, and Marine Drive, with seamless access to Highways 1 and 91 for efficient movement across Metro Vancouver. Travel times include 35 minutes to Downtown Vancouver, 20 minutes to Vancouver International Airport, and 25 minutes to Surrey City Centre, while U.S. border routes are quickly accessed via Highway 91. Supported by major trucking corridors, flexible M3 zoning, and Burnaby’s strong industrial base, 16–3871 North Fraser Way stands as a strategic foothold in one of the region’s most connected and competitive markets—well positioned for sustained tenant demand and long-term growth.

Burnaby	
Population (2024)	284,841
Population (2029)	312,810
Projected Annual Growth (2024-2029)	1.89%
Median Age (2024)	38.70
Average Household Income (2024)	\$118,899
Average Persons Per Household (2024)	2.6



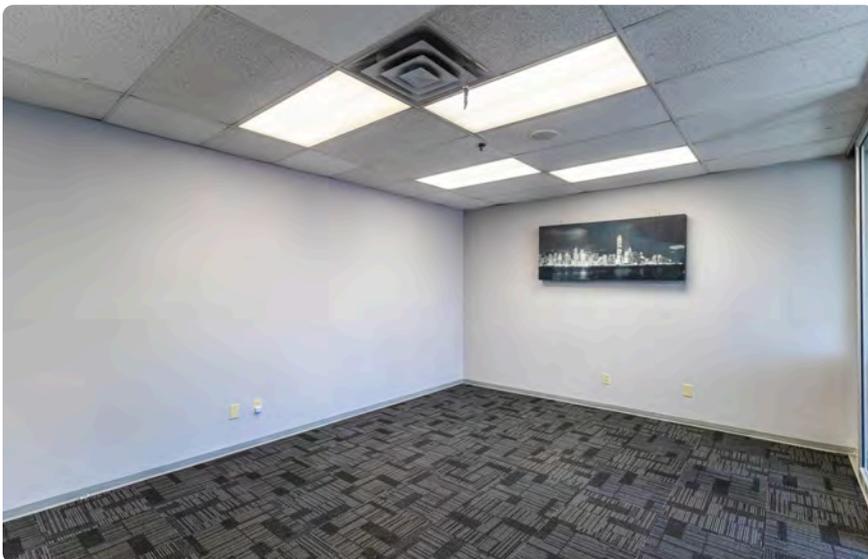
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