

For Sale

5352 Still Creek Avenue
Burnaby, BC

One (1) acre owner-user / development opportunity
in Burnaby's Brentwood industrial area



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**AVISON
YOUNG**

For Sale

Property details

SITE AREA

1.00 acre (43,560 sf)

PID

018-085-873

LEGAL DESCRIPTION

PARCEL 1, PLAN NWP5626, DISTRICT LOT 74,
GROUP 1, NEW WESTMINSTER LAND DISTRICT,
(EXPL PL 16399) OF LOT C

ZONING

M2 (General Industrial Zone) accommodates heavy industrial uses, including but not limited to:

- Manufacturing
- Processing
- Packaging (e.g., alcohol, poultry, paper products, motor parts)
- Warehousing and storage
- Workshops
- Other commercial and service activities

Allows for a maximum height of four storeys and 60% lot coverage

TENANCY

Month to month mixed uses that align with the zoning

AVAILABLE REPORTS

- Stage 1 environmental & geotechnical documents
- City of Burnaby Approved PPA drawings from 2021
- Lease documents
- Rent roll
- Income statements & operating budget

PROPERTY TAXES

\$81,717.49 (2024)

LIST PRICE

\$10,500,000

Opportunity

Presenting a unique opportunity to acquire a prime one (1) acre industrial site in North Burnaby, offering redevelopment potential.

With low site coverage and the viable option to expand to two (2) acres by combining with the adjacent western property, this site presents an excellent opportunity for future growth.

Property highlights



Low site coverage provides flexibility for various uses



Well-maintained freestanding warehouse building featuring a workshop and second-floor office



Potential for redevelopment



Viable option to acquire with the adjacent western property, creating a combined two (2) acre parcel



Prime location between Highway 1 and
Lougheed Highway

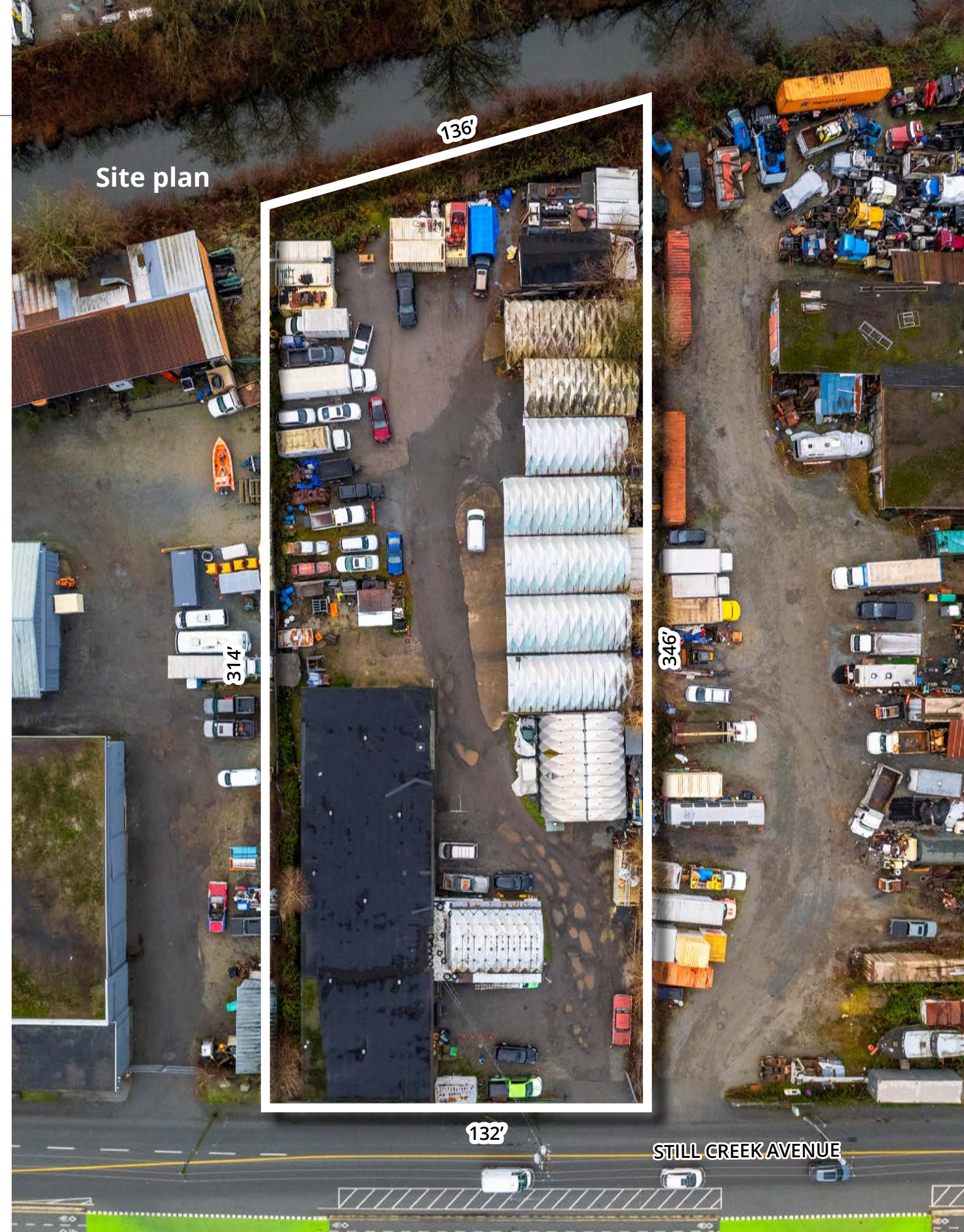


Significant growth planned nearby,
including nearly 4,000,000 sf of residential
and 450,000 sf of film studio space at
Willingdon Lands

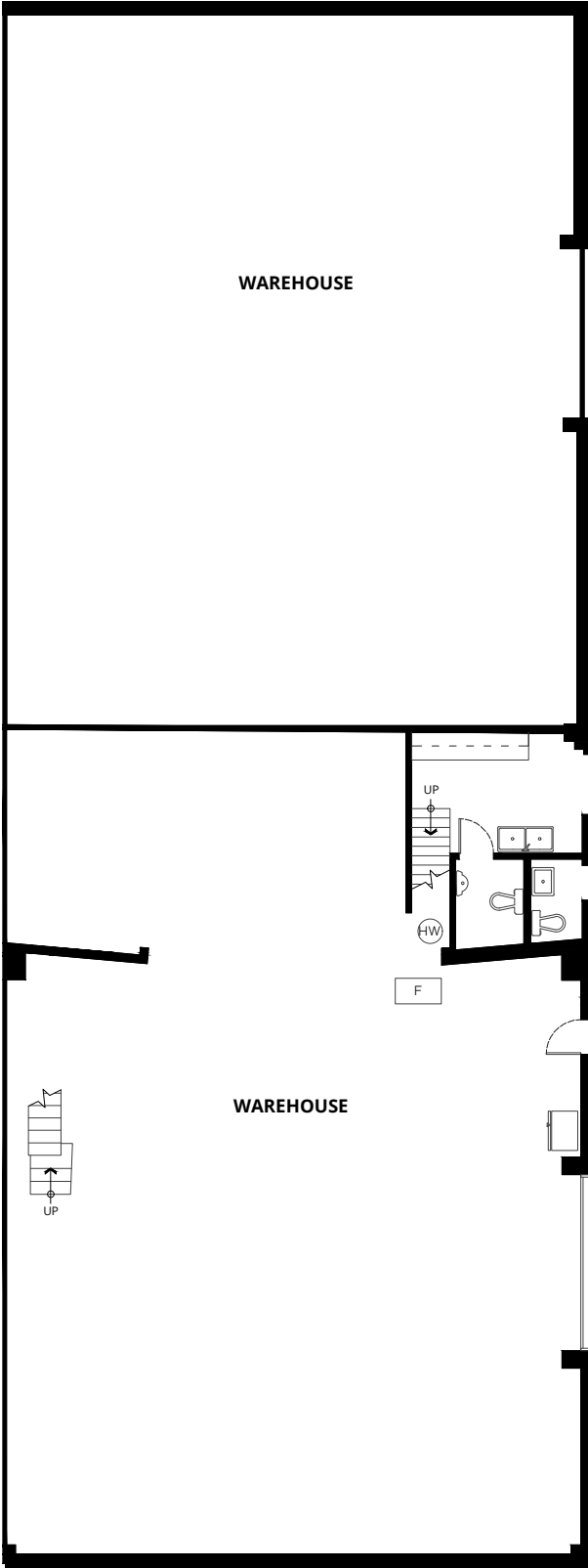


Just a 12 minute walk to Holdom SkyTrain Station

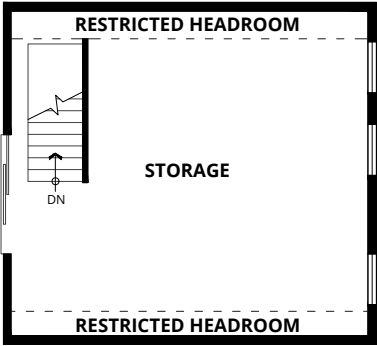
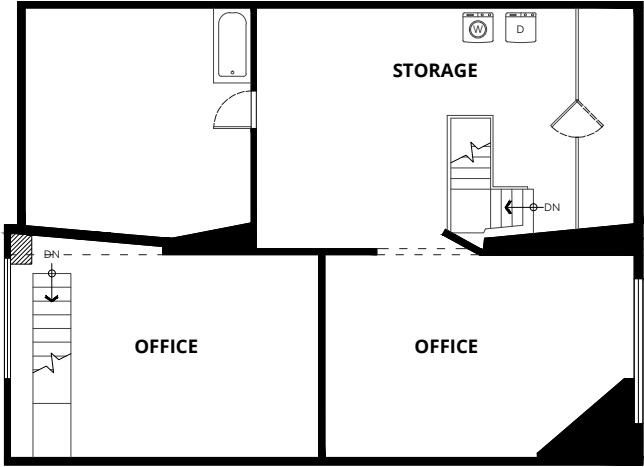
Site plan



Ground floor



Second floor



Existing building

Ground floor	6,724 sf
Second floor	1,754 sf
Restricted head room	116 sf
Total	8,594 sf

17' clear ceiling height in warehouse

Two (2) grade 12' x 14' loading doors

Upgraded second-floor space with two (2) office areas, storage, a kitchenette, and two (2) washrooms

Ample yard storage and parking, featuring eight (8) Quonset huts



[VIEW MORE PHOTOS](#)

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Location

5352 Still Creek Avenue is ideally located in the heart of North Burnaby's Brentwood industrial area. Just minutes from The Amazing Brentwood, one of Burnaby's largest master-planned communities, offering excellent transit accessibility with the Holdom SkyTrain station and major bus routes within walking distance.

Strategically located between Highway 1 and Lougheed Highway, this prime location offers fast connections to the North Shore, Downtown Vancouver, and the Fraser Valley.

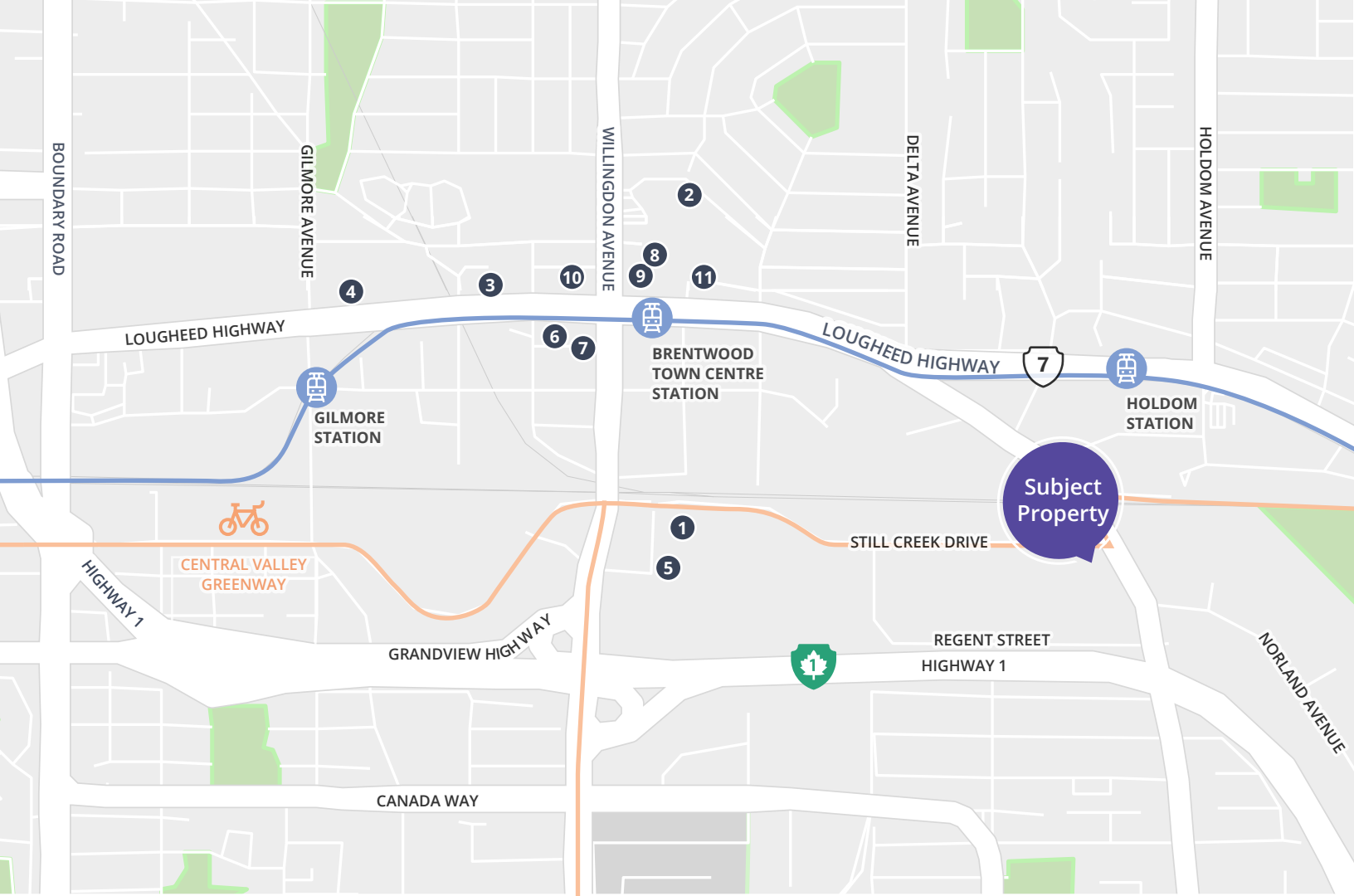
Additionally, the property is situated along the Central Valley bike route, seamlessly linking Burnaby with Vancouver and New Westminister.

Walk score

**65**
Good Transit

**70**
Very Bikeable

**59**
Somewhat Walkable



Nearby amenities

- | | |
|-----------------------------|----------------------------------|
| 1. Costco Wholesale | 9. Starbucks |
| 2. The Amazing Brentwood | 10. Browns Socialhouse Brentwood |
| 3. JOEY Burnaby | 11. OEB Breakfast Co. |
| 4. Cactus Club Cafe | |
| 5. The Keg Steakhouse + Bar | |
| 6. Whole Foods Market | |
| 7. BC LIQUOR Store | |
| 8. Earls Kitchen + Bar | |

Drive times

Highway 1	5 min
Lougheed Highway	7 min
North Shore	15 min
Downtown Vancouver	20 min
YVR Airport	28 min
Langley	30 min
U.S./Canada Border Crossing	45 min

Contact us for more information

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