

An aerial photograph of an industrial park. A large, rectangular, two-story building is highlighted with a semi-transparent green overlay. The building has a flat roof with several HVAC units. To the right of the highlighted building is another industrial building with a sign that reads "VOLTECH". The surrounding area includes parking lots with various vehicles, including buses and vans, and other industrial structures. The Colliers logo is in the top right corner.

Colliers

For Sale

# Free-Standing North Burnaby Industrial Building Offering Vacant Possession

3824 William Street, Burnaby, British Columbia

## IW Investment & Land Sales Group

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Accelerating success.



# Opportunity

## Investment Highlights

- **Prime North Burnaby Location** – 4 Minutes from Highway 1 and Brentwood Town Centre, 20 minutes to downtown Vancouver, 10 minutes to North Vancouver
- **Transit Oriented** - Easy access throughout Metro Vancouver via the Highway 1
- **Unencumbered** – No existing leases, Vendor can offer vacant possession
- **Amenity Rich** - Immediate proximity to shops, eateries and everyday services

## Site Plan



# Salient Facts

Civic Address	3824 William Street, Burnaby, British Columbia
Legal Description	LOT2 BLOCK 6 DISTRICT LOT 117 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1008
PID	002-727-501
Building Area	6,646 SF (approximate)
Site Area	6,200 SF (approximate)
Zoning	M3 - Heavy Industrial District
Land Use	Storage & Warehousing
Gross Taxes (2023)	\$28,127
Listing Price	\$4,098,000

## Building Description



## Features

- 1 dock loading door
- Ability to re-install second dock loading door currently covered with plywood and stucco.
- +/- 5,050 SF\* Warehouse on bottom floor
- +/- 1,550 SF\* showroom/office space on 2nd floor
- 10' 4" ceiling height bottom floor (approximate)
- New roof 2008
- New heat pump 2008
- Single phase power

\*Measurements are estimates, buyer should verify independently.





# Location Overview

3824 William Street is located in the North Burnaby Industrial District. The neighbourhood is home to a variety of amenities, including grocery stores, restaurants, and cafes. Brentwood Town Centre, one of the largest shopping centres in Burnaby, is located just a short drive away.

It is also conveniently located near major transportation routes, including Highway 1 and SkyTrain with transit times of only 20 minutes to downtown Vancouver and 10 minutes to North Vancouver.

Neighbouring businesses include Coast Mountain Bus Company, Fortis BC, Kal Tire and Steamworks Brewing.

Capitalize on this rare opportunity to own a free-standing North Burnaby Industrial Building.



Walk Score

58



Transit Score

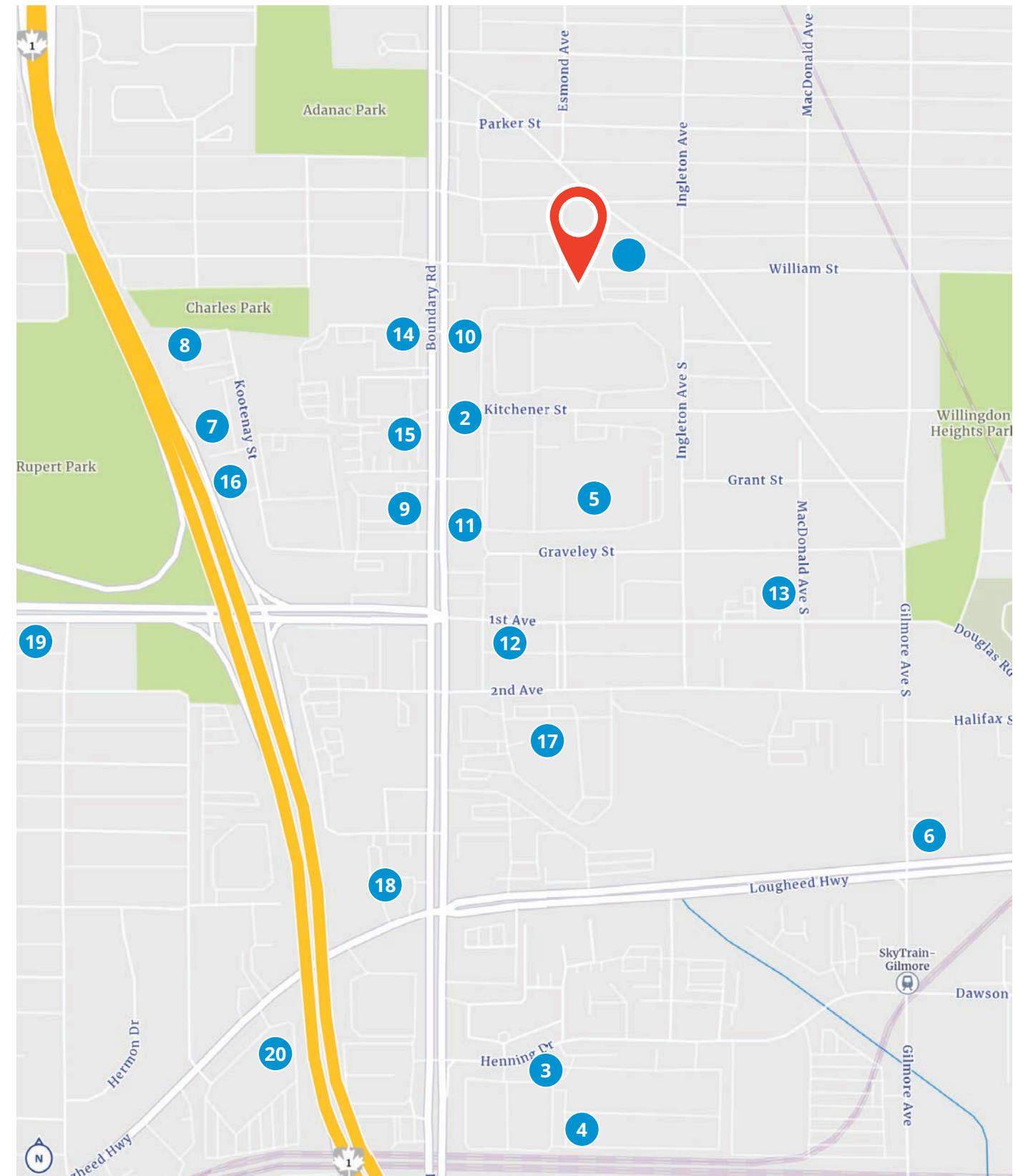
77

- 1 Steam Works Brewery
- 2 Kal Tire
- 3 Home Depot
- 4 Bridge Studios
- 5 Coast Mountain Bus Company
- 6 Whitespot Gilmore
- 7 Bosa Foods
- 8 Ethical Bean Coffee
- 9 Destination Mazda Vancouver
- 10 Coast Fibre-Tek Products

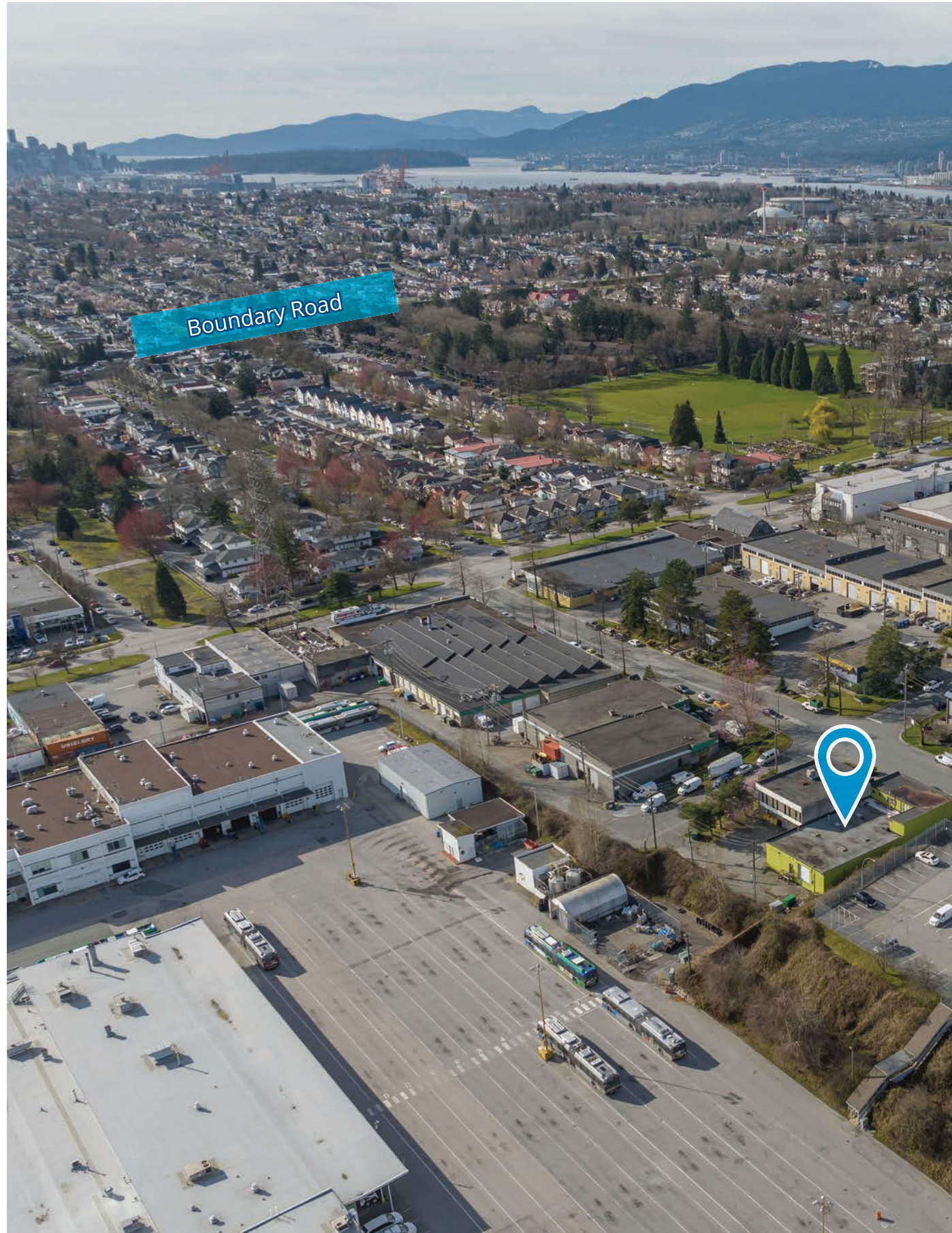
- 11 Speedy Glass
- 12 Honda Centre
- 13 Summit Tools
- 14 Open Road Subaru Boundary
- 15 BMW
- 16 Maple Leaf Self Storage
- 17 Fortis BC
- 18 Mcdonalds
- 19 Chevron Gas Station
- 20 Mercedes Benz Boundary



# Amenity Map











## Offering Process

All prospective purchasers are invited to submit Offers to Purchase through Colliers for consideration by the Vendor.

After signing a Confidentiality Agreement (CA), qualified parties will be provided a Confidential Information Memorandum (CIM) and access to the data room which contains pertinent information and documents relevant to the Offering.

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