



# FOR SALE

**208 - 4279 Dawson Street, Burnaby**



## **BRAND NEW SHELL OFFICE AT AKIMBO**

For more information, please contact

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## Executive Summary

### DESCRIPTION

Akimbo is a contemporary development offering strata office and retail spaces located in the rapidly evolving Brentwood Town Centre neighborhood. The building features class AAA office spaces and this corner office space is 2072 sqft and while it has not been occupied, it has been updated with a new 100 amp electrical panel, 30 kva 3 phase transformer, 2x2.5 ton HVAC units, completion of the interior perimeter walls with insulation and drywall to a finish product with white primer paint, and the leveling of the floor. The unit is ready for your ideas but we have some conceptual drawings to help with the floorplan so just ask. The development provides opportunities for businesses and investors to own real estate in one of Metro Vancouver's most desirable areas. Unit comes with 3 secured parking stalls.

### LOCATION

Situated in Brentwood Town Centre, this area boasts retail, dining and entertainment options making it a highly sought after destination for residents, businesses and visitors. This location offers excellent transit options, including Skytrain stations connecting to Downtown Vancouver and other areas in Metro Vancouver. The proximity to major Highways such as Lougheed Highway and Highway 1 make commuting convenient for both residents and visitors alike.

### PROPERTY DETAILS:

<b>PID</b>	032-043-066	<b>PRICE:</b> \$2,382,800.00
<b>Legal Description</b>	SL 8 DL 119 Group 1 NWD Strata Plan EPS8653	
<b>Area</b>	2,072 sqft	
<b>Maintenance Fees</b>	\$1,325.49/mo	
<b>Property Taxes</b>	\$19,764.68	
<b>Zoning</b>	CD	

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