



FOR SALE

7060 Waltham Avenue

Burnaby, BC



OWNER-OCCUPIER OR INVESTOR OPPORTUNITY

33,214 SF Multi-Tenanted Industrial Building Situated on a 40,118 SF Lot

CONTACT

KEVIN MURRAY

604 662 5171

kevin.murray4@cbre.com

ILYA TIHANENOKS

778 372 3930

ilya.tihanenoks@cbre.com

CBRE

The Offering

The property is located in the Beresford industrial area of Burnaby on the corner of Delessalle Street and Waltham Avenue. Situated only 125 meters south of Kingsway and 2 kilometers east from the Metropolis at Metrotown the site is surrounded by retail and serviced amenities. Royal Oak SkyTrain Station is only a 15-minute walk away and the area is serviced by the 112, 119, and N19 bus routes.

Property Details

PID	002-589-141
Site Size	0.921 acres (40,118 SF)
Site Dimensions	210' (d) x 190' (w)
Site Coverage	40%
Gross Taxes	\$67,731.52 (2018)
Zoning	M-4 (Special Industrial District)
Due Diligence Reports	Building Condition and Stage 1 PSA reports can be made available to qualified purchasers

Building Size

Main Floor	16,467 SF
Second Floor	16,747 SF
Total Area	33,214 SF

Building Features

Concrete block construction
600 amp 600 /347 volt 3-phase electrical service
42 parking stalls
Leased to 8 tenants

Asking Price

Please contact listing brokers

Dock platform and grade loading
Fluorescent lighting
Fenced parking area
HVAC



Rare freestanding building in central Burnaby near Metrotown



Substantial renovations performed in the last 2 years



Walking distance to Royal Oak SkyTrain Station



Potential to accommodate multiple tenancies



Corner property with excellent visibility



Potential for the owner to lease back



10 MIN
TO METROPOLIS
AT METROTOWN

26 MIN
TO NORTH
VANCOUVER

30 MIN
TO DOWNTOWN
VANCOUVER



26 MIN
GCT VANTERM &
CENTERM TERMINALS

30 MIN
FRASER SURREY
DOCK



27 MIN
VANCOUVER
INTERNATIONAL
AIRPORT



36 MIN
US BORDER
CROSSING



**METROTOWN
SKYTRAIN STATION**



**ROYAL OAK
SKYTRAIN STATION**



252,306 (2018 est.)
Population Living
in 5 km radius



143,958 (2018 est.)
Labour Force Population
in 5 km radius



\$87,680 (2018 est.)
Average Household
Income in 5 km radius

NORTH VANCOUVER

DOWNTOWN VANCOUVER

BURNABY

Nearby Amenities

Metropolis at Metrotown
Bonsor Recreation Complex
Steve Nash Fitness World
Michael J Fox Theatre
Enterprise Rent-A-Car
London Drugs
Ecole Brantford Elementary
School
Clinton Elementary School
ICBC Driver Licensing

Metrotown Mazda
Chevron
White Spot
The One
Wendy's
Tim Hortons
Hanwoori Korean
IHOP
WINGS
Hi Genki

1A

KINGSWAY

7060 Waltham Avenue
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BULLER AVENUE

BERESFORD STREET

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CBRE Limited | 1021 West Hastings Street, Suite 2500 | Vancouver, BC V6E 0C3 | www.cbre.ca

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