



OWNER-OCCUPIER OR INVESTOR OPPORTUNITY

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

CONTACT

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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 services 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

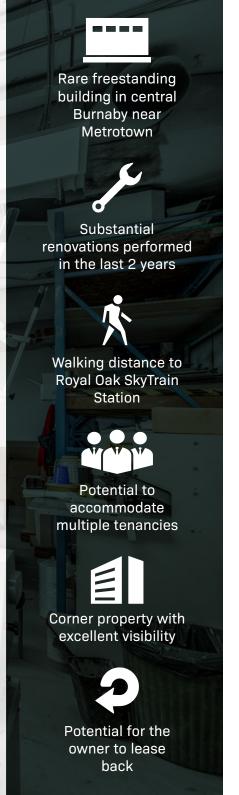
Main Floor 16,467 SF Second Floor 16,747 SF Total Area 33,214 SF

Asking Price

Please contact listing brokers

Building Features

Concrete block construction 600 amp 600 /347 volt 3-phase electrical service 42 parking stalls Leased to 8 tenants Dock platform and grade loading Fluorescent lighting Fenced parking area HVAC

















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