

FOR SALE OR LEASE | INDUSTRIAL  
**3830 1ST AVENUE**  
BURNABY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **High Profile 8,000 SF Freestanding Building**
- ▶ **Popular 1st Avenue & Boundary Road Area**
- ▶ **Immediate Highway Access**
- ▶ **Secure Parking and Fenced Yard Area**

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**Location**

The subject property is located on the south side of 1st Avenue, one and a half blocks east of Boundary Road. This central property offers quick and easy access to Downtown, the North Shore, Lougheed, and the Trans-Canada Highway. The site is also in walking distance to Gilmore Skytrain station.

**Features**

- ▶ 2 grade loading doors
- ▶ ±13.5' clear ceiling height
- ▶ 3-phase (400 amp) electrical service
- ▶ 11 parking stalls
- ▶ Extensive high-end office build out with private offices, boardroom, open plan areas
- ▶ Air conditioned office/showroom area (HVAC)
- ▶ Ample natural light in office/showroom
- ▶ Concrete block construction

**Tenancy Info**

The property is leased until February 28, 2025. The tenant has an option to extend the lease for an additional five years. Contact agent for additional lease info.



**Lot Size**

100' wide x 124' deep = 12,400 SF

**Building Area**

Main floor office/light storage	4,000 SF
Lower floor warehouse	4,000 SF
<b>Total</b>	<b>8,000 SF</b>

**Year Built**

1980

**Zoning**

M-3 (Heavy Industrial)

**Asking Lease Rate**

\$23.00 PSF net

**Taxes & Operating Costs**

\$7.68 PSF

**Property Taxes**

\$50,404.11 (2023)

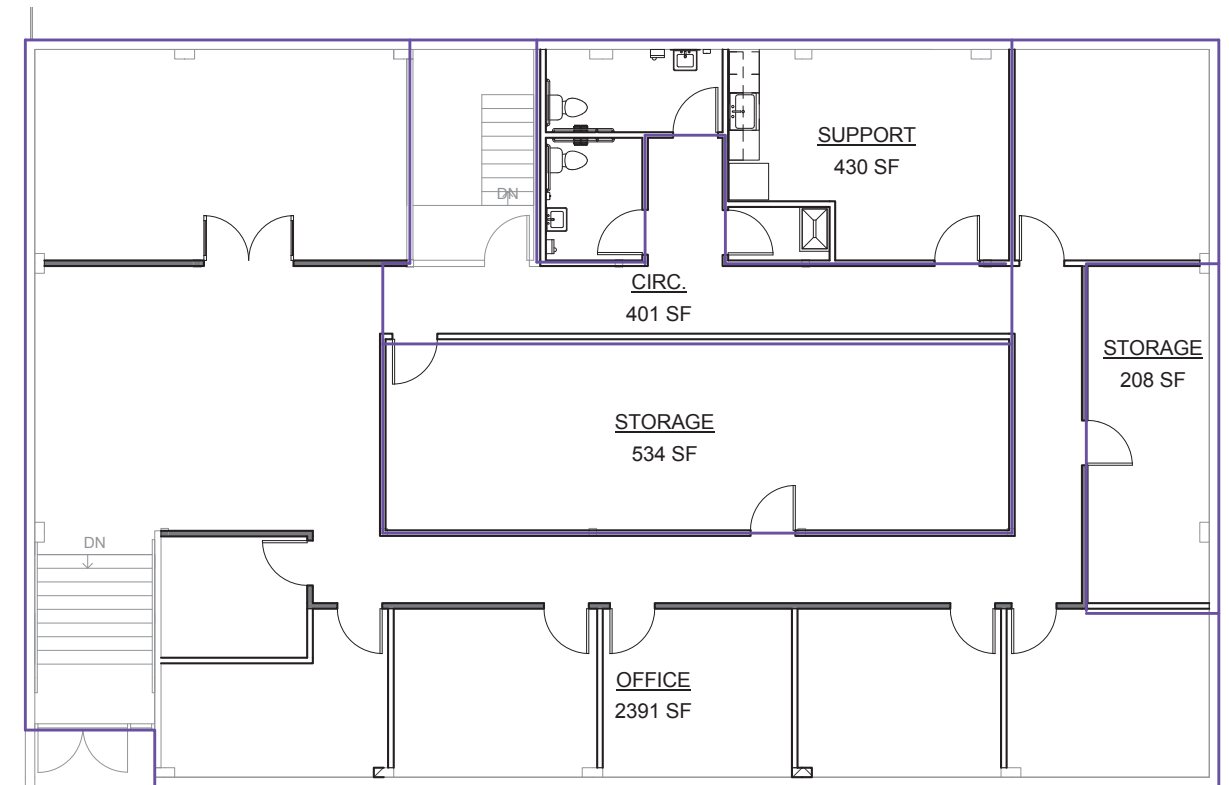
**BC Assessment**

\$5,264,000.00

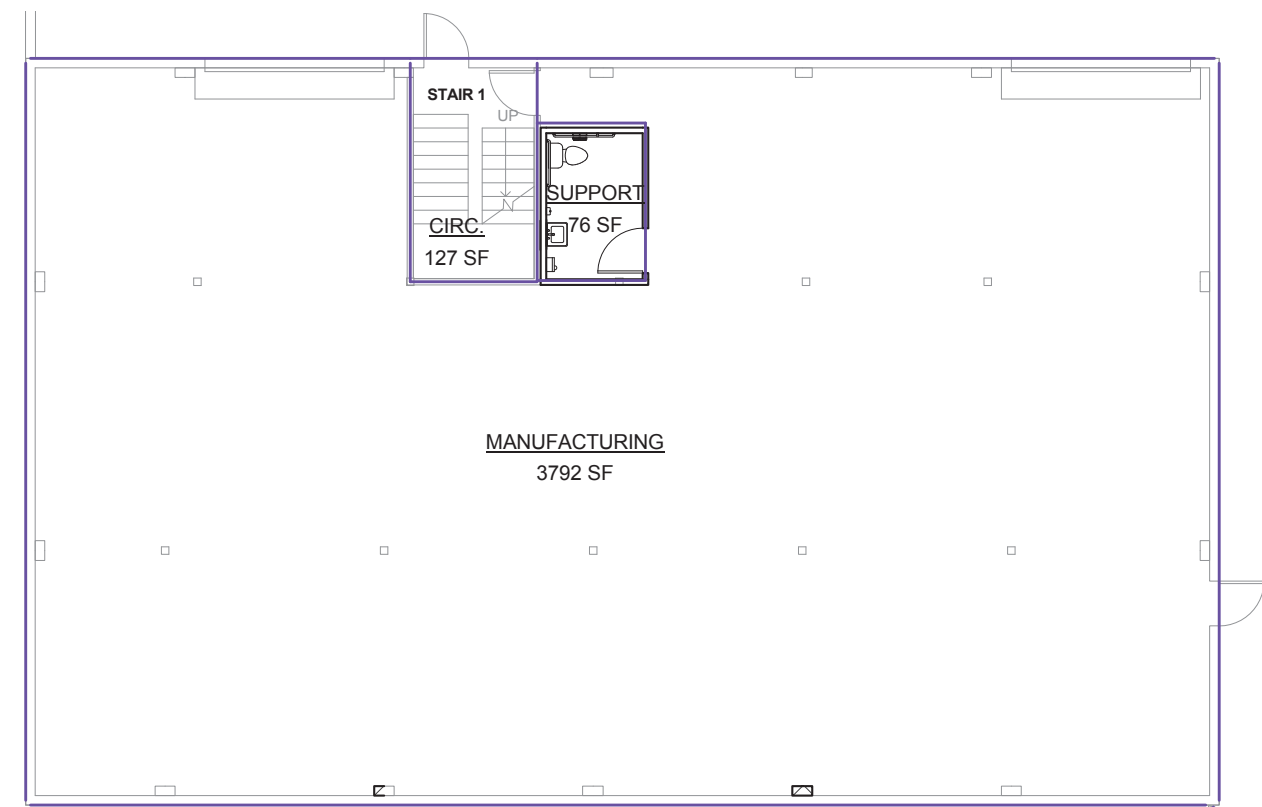
**Asking Price**

\$5,750,000.00

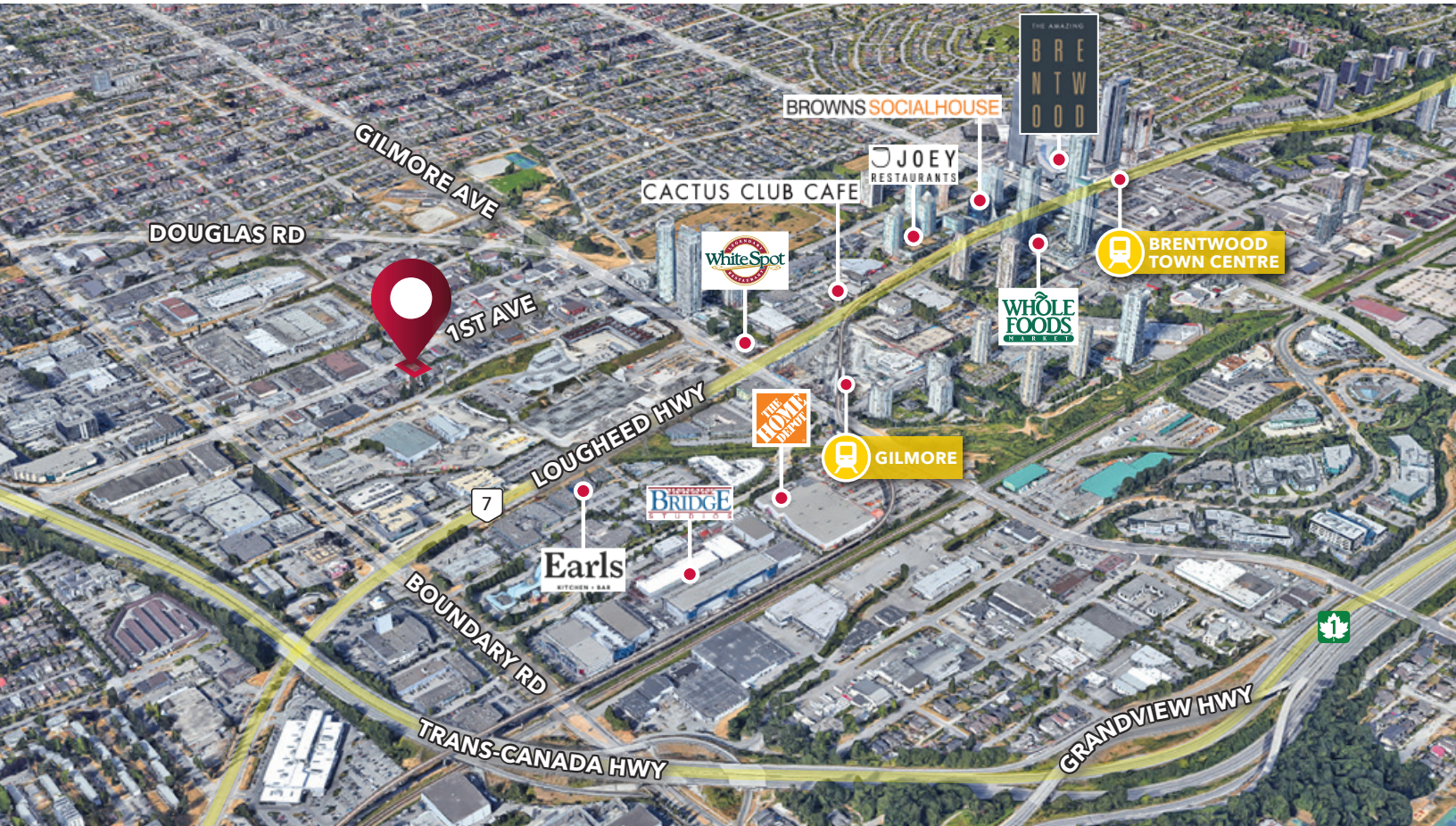
**Main Floor**



**Lower Floor**



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