

FOR SALE | INDUSTRIAL LAND
3845 2ND AVENUE
BURNABY, BC



- ▶ **18,600 SF Rare Undeveloped North Burnaby Site**
- ▶ **Popular 1st Avenue & Boundary Road Location**
- ▶ **Quick and Easy Access to Highway 1**

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Civic Address

3845 2nd Avenue, Burnaby, BC

Legal Description

LOT D (BL95333) BLOCK 15 DISTRICT
LOT 117 GROUP 1 NEW WESTMINSTER
DISTRICT PLAN 1008

PID

023-708-590

Site Area

18,600 SF (150' x 124' approx.)

Zoning

M-3 (Heavy Industrial) – transitioning to
I-1 Industrial District effective July 1, 2026
(new zone provides for a modernized
consolidation of permitted uses)*

OCP Designation

Industrial (Burnaby 2050 OCP)

BC Assessment

\$4,611,000 (2026)

Property Taxes

\$58,039.76 (2026)

Asking Price

\$5,588,000

Opportunity

Rare opportunity to acquire an 18,600 SF undeveloped industrial parcel in the highly sought-after 1st & Boundary node of North Burnaby. The site offers immediate access to Highway 1, Lougheed Highway, the North Shore, and downtown Vancouver, and sits within walking distance of rapid transit at Gilmore Station. Surrounded by major retail (Madison Centre, Home Depot, Costco, The Amazing Brentwood), film studios, and the auto dealer cluster along Boundary Road.

Flexible M-3 Heavy Industrial zoning, suitable for yard storage and a wide range of owner-user applications. North Burnaby is one of the most supply-constrained industrial submarkets in Western Canada, with minimal developable industrial land remaining.

Features

- ▶ Popular 1st & Boundary neighborhood
- ▶ Easy access to Highway 1, Lougheed Highway, North Shore, and downtown
- ▶ Walking distance to rapid transit (Gilmore Station)
- ▶ Excellent nearby retail amenities
- ▶ Rare undeveloped property – suitable for yard storage
- ▶ Fully fenced and serviced yard
- ▶ Close to film studios and auto dealers along Boundary Road



**Effective July 1, 2026, the property transitions from M-3 to the new I-1 Industrial District under Burnaby's Zoning Bylaw Rewrite. The I-1 framework modernizes and consolidates permitted uses while preserving the site's industrial development flexibility, aligned with the Industrial designation under the Burnaby 2050 OCP.*





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50
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