

FOR SALE | INDUSTRIAL
904 BOUNDARY ROAD
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Two (2) Freestanding Buildings with Exposure (10,918 SF Combined, Approx.)**
- ▶ **Corner Location with Immediate Access to Highways, North Shore, and Downtown**
- ▶ **Flexible Purchase Opportunity for User or Investor**

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Location

The property is centrally located on the east side of Boundary Road, specifically on the northeast corner of Boundary Road and Parker Street. The building offers quick and easy access to Hastings Street, Highway 1, Lougheed Highway, Downtown, and the North Shore.

Official Community Plan

The property is identified industrial in OCP (Official Community Plan) and there is no potential to rezone the property to residential. The City is considering more height (4 to 5 storeys) and density for multi-level industrial projects such as self storage.

Features

- ▶ High exposure ideal corner location
- ▶ Building can be renovated to suit
- ▶ Expansive frontage along Boundary Road
- ▶ Excellent signage opportunities
- ▶ Ideal access to Highway 1, Lougheed Highway, Hastings Street, Downtown, and the North Shore
- ▶ Concrete block construction - warehouse
- ▶ Wood-frame construction ambulance station
- ▶ 3 grade loading doors total (1 warehouse + 2 ambulance station)
- ▶ Warehouse built in 1961
- ▶ 3-phase power
- ▶ Parking areas on Douglas Road & Parker Street

Zoning

M3 (Heavy Industrial District) and
P2 (Administration & Assembly District)

Lot Size

15,159 SF (approximately 140' of frontage along Boundary Road)

Building Areas (Approximate)

904 BOUNDARY ROAD

Warehouse main floor	4,575 SF
Warehouse 2nd floor office/storage	3,823 SF
Total	8,398 SF

925 DOUGLAS ROAD – AMBULANCE STATION

Main floor	1,520 SF
2nd floor	1,000 SF
Total	2,520 SF

Combined Total 10,918 SF

Tenancy

BC Emergency Health Services leases 925 Douglas Street. The warehouse building (904 Boundary Road) is vacant. Contact agent for additional tenancy info.

BC Assessment

\$6,586,000.00

Property Taxes

\$62,136.63 (2023)

Asking Price

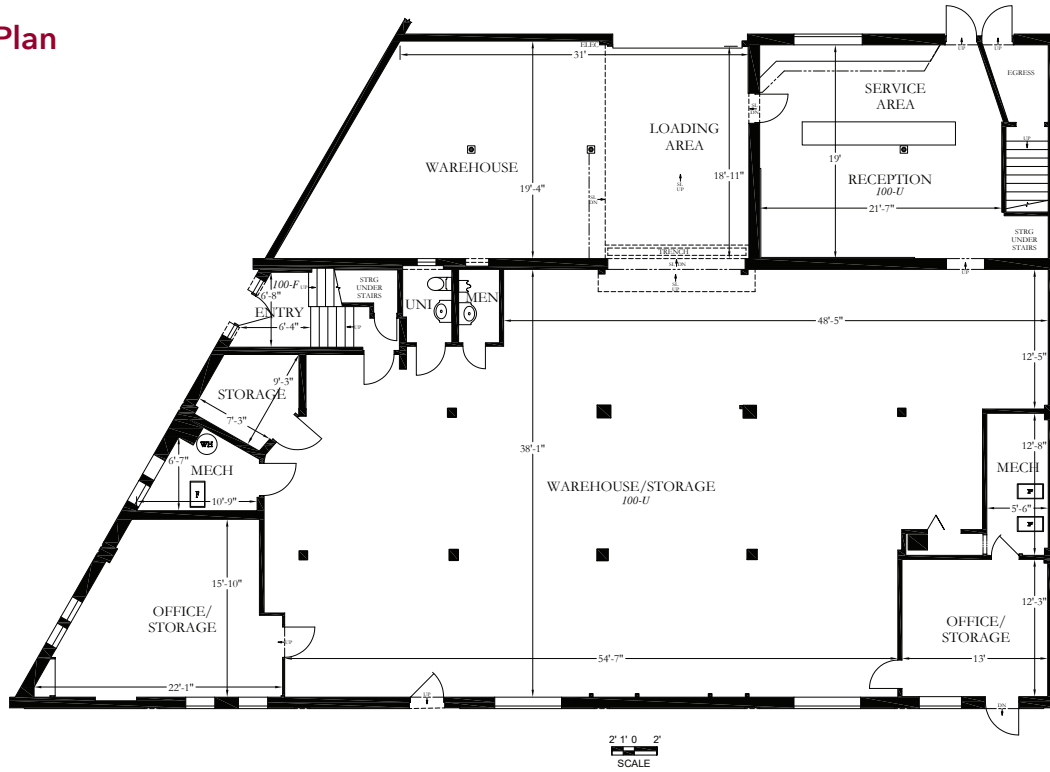
\$7,988,600.00

Potential Exterior Renovations

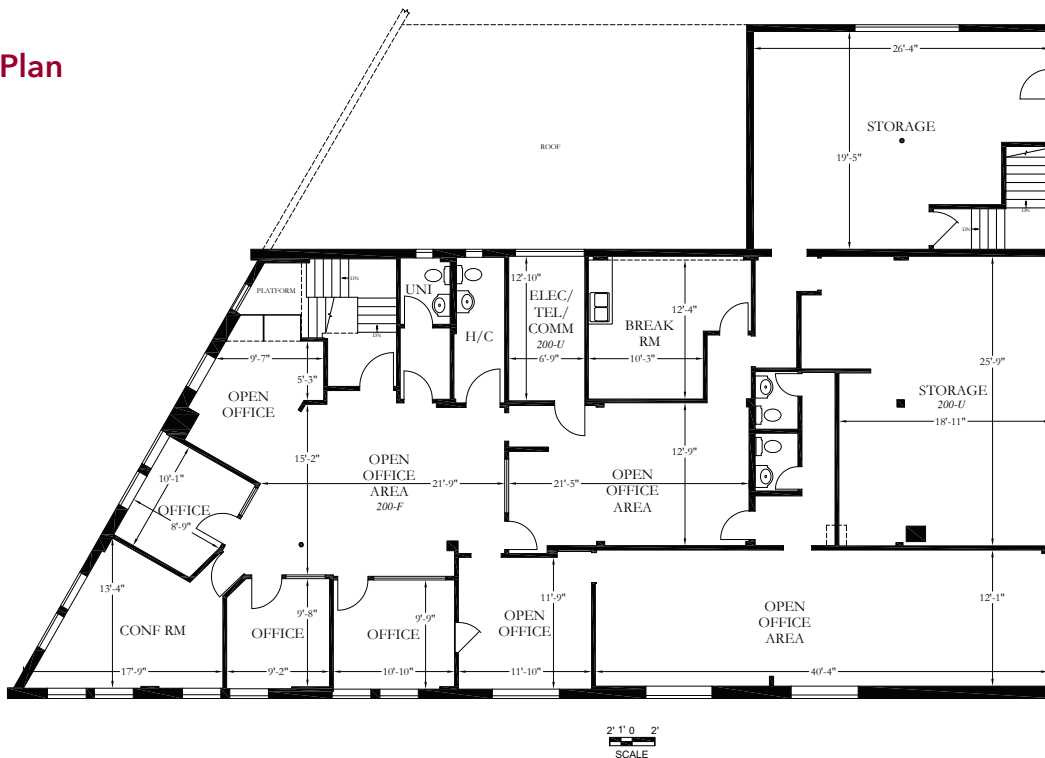


**Concept rendering only*

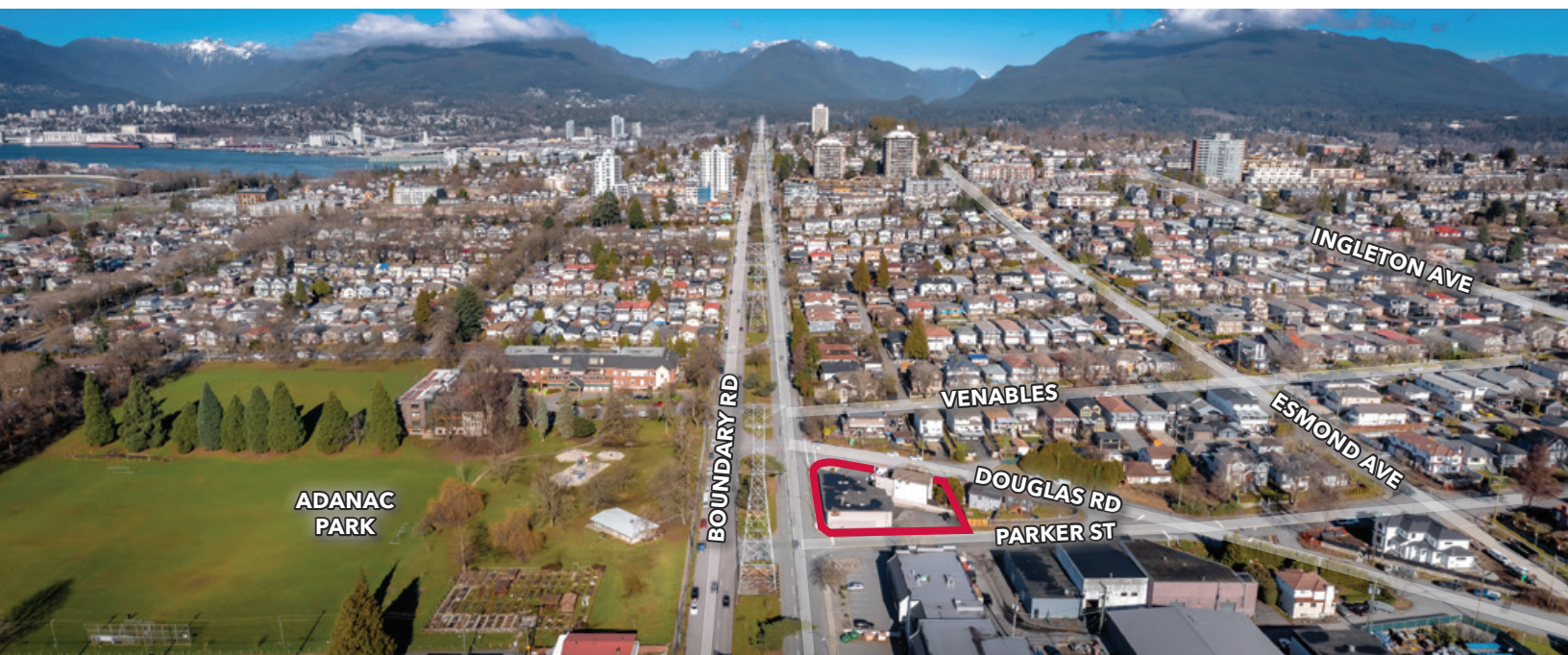
Ground Floor Plan



Second Floor Plan



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