

FOR SALE OR LEASE | OFFICE/WAREHOUSE
UNIT 156 - 5489 BYRNE ROAD
BURNABY, BC



- ▶ 2,315 SF Unit
- ▶ Nicely Finished Main Floor Showroom & Second Floor Offices with HVAC
- ▶ Investment Opportunity
- ▶ Riverway Business Park
- ▶ Across From Marine Way Market and Big Bend Shopping Centre

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Location

This high-profile property is located in Riverway Business Park on the south side of Marine Way and Byrne Road. Marine Way is a major transportation corridor between South Vancouver, Burnaby, New Westminster, Annacis Island, Surrey, Delta and Richmond via Oak Street Bridge, Knight Street Bridge, and Alex Fraser Bridge. There are several other industrial parks in the area, including Marine Way Business Park, Glenlyon Business Park, Burnaby Business Park, Glenwood Industrial Estates, and Riverfront Business Park. This location also provides excellent access to transit.

The complex is located directly across from Marine Way Market and Big Bend Crossing Shopping Centres and adjacent to the Riverway Golf Course, and Byrne Creek Urban Trail. Tenants in the shopping centres include Cactus Club, VanCity, TD Canada Trust, Canadian Tire, Starbucks, Tim Hortons, White Spot, Staples, Winners/HomeSense, PetSmart, Michaels, Shoe Company, Sport Chek, Nygaard, Adidas, Boston Pizza, Motherhood Maternity, Nando’s, Marble Slab, Daniadown, Perfect Lies, London Drugs, Price Smart Foods.

Zoning

M-5

Features

- ▶ 20’ clear ceiling height in warehouse
- ▶ View of Riverway golf course from the second floor office
- ▶ Two (2) private offices upstairs plus open plan area
- ▶ Two (2) washrooms
- ▶ Excellent glazing
- ▶ Air-conditioning
- ▶ 3-phase 100 amp service
- ▶ Rear grade level loading (10’ x 12’)
- ▶ Skylight

Available Space

Second floor office	750 SF
Main floor showroom	600 SF
Main floor warehouse	965 SF
Total	2,315 SF

Parking

3 parking spaces plus loading area

Lease Details

The unit is leased and the current rent is \$22.00 PSF net or \$50,930.00 per annum. The lease expires January 31, 2026.

Property Taxes

\$11,959.05 (2023)

Strata Fee

\$456.49 per month

Asking Price

\$1,700,000

Asking Lease Rate

\$22.00 PSF net

Taxes & Operating Costs

\$8.49 PSF (2025)

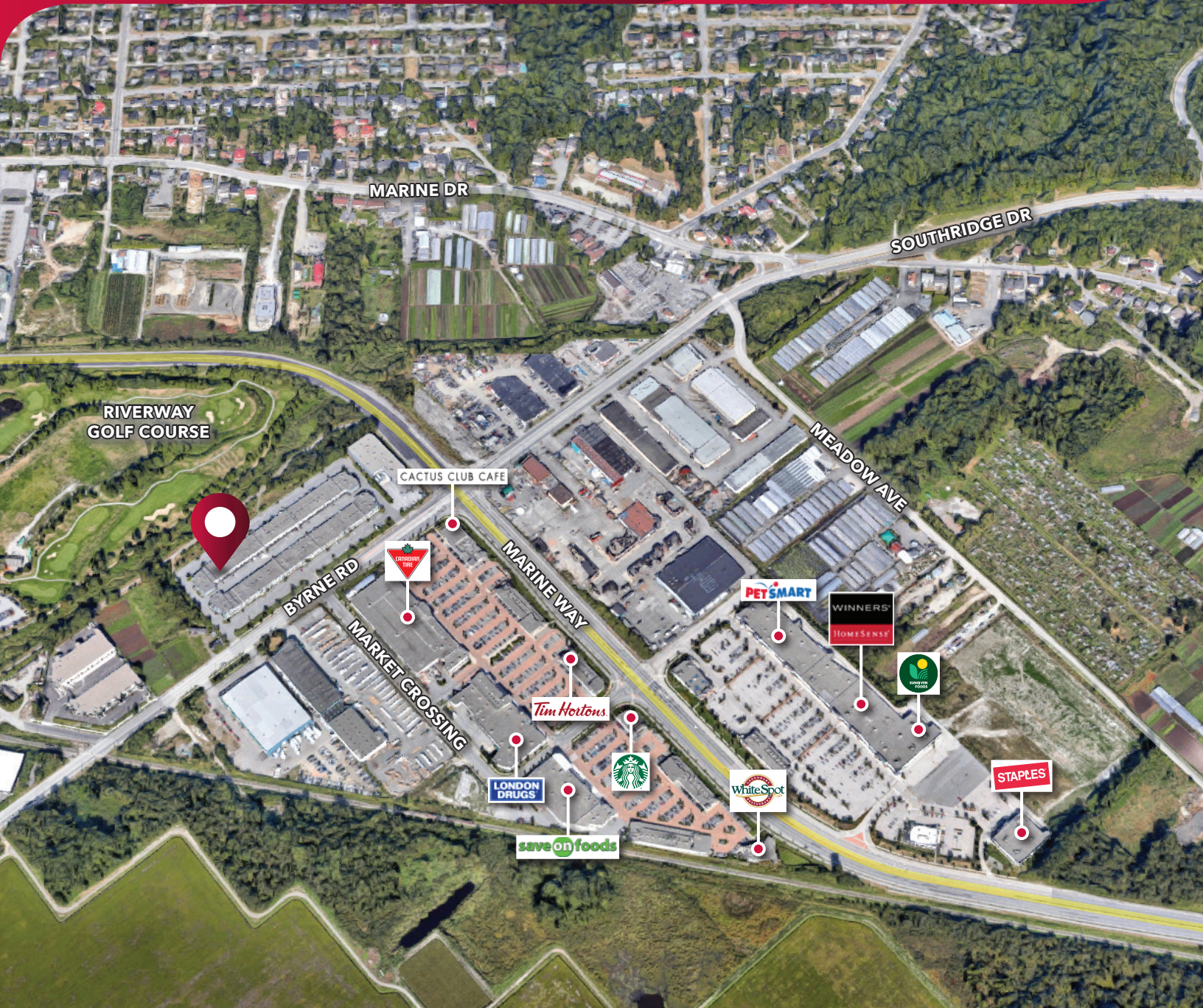
Availability

February 1, 2026



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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50
YEARS IN VANCOUVER