

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **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**

Ryan Barichello
D 604.630.3371 C 604.889.4146
ryan.barichello@lee-associates.com

Chris McIntyre
Personal Real Estate Corporation
D 604.630.3392 C 604.889.0699
chris.mcintyre@lee-associates.com



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.

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 |

Zoning

M-5

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

Availability

Immediate



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