

FOR SALE OR LEASE | INDUSTRIAL  
7123 CURRAGH AVENUE  
BURNABY, BC

LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

21 CENTURY 21  
Coastal Realty Ltd.

MAJOR PRICE  
REDUCTION



- ▶ 7,881 SF Freestanding Office/Warehouse Building
- ▶ Central Location Near Rapid Transit
- ▶ Ample Parking/Yard Area

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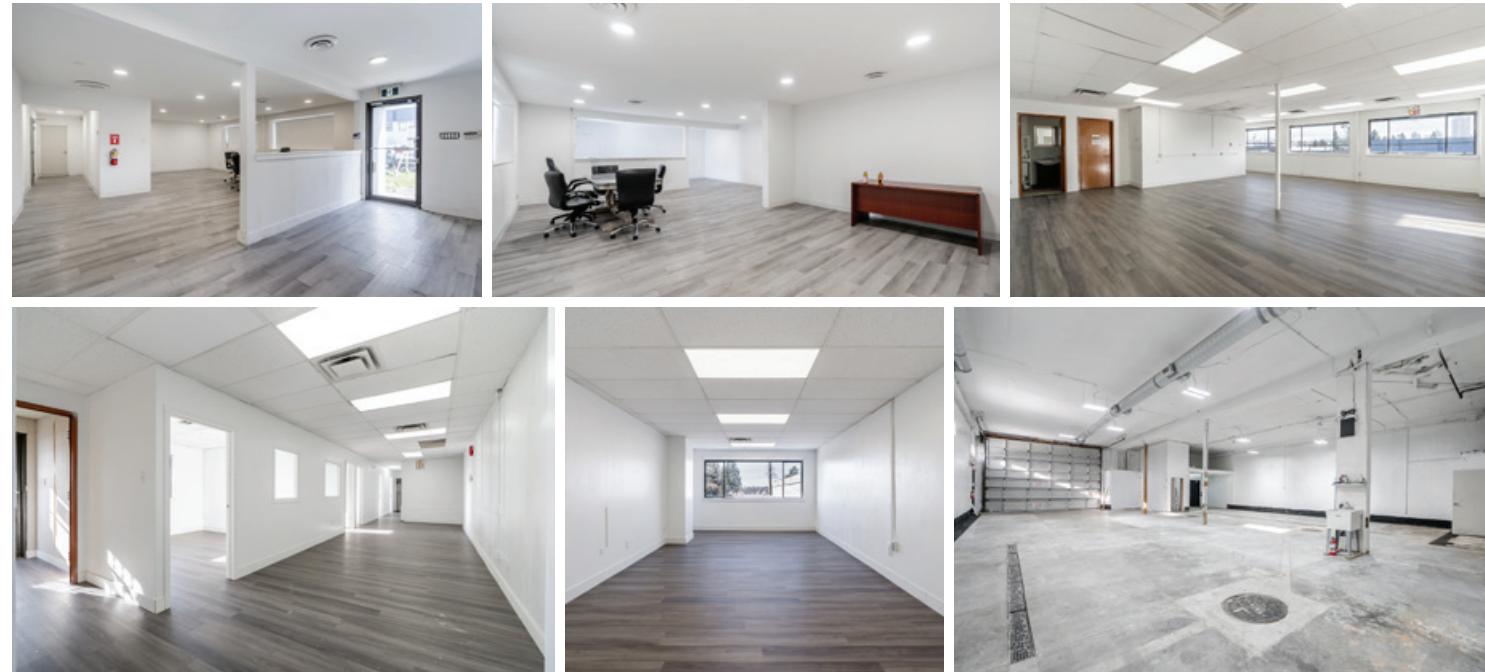
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#### Location

The property is located in the Kingsway/Beresford Industrial District, just east of Metrotown in South Burnaby. This location offers excellent access to Kingsway, Boundary Road, Metrotown, and rapid transit.

#### Zoning

M-4 (Industrial) – permitting a wide range of wholesale, automotive, manufacturing, and service related uses. Contact agents for detailed zoning information.

#### Features

- Close to rapid transit (Royal Oak Station)
- Concrete block construction
- Grade loading door (12' x 14' approximately)
- Approximately 14' warehouse ceiling heights
- Floor drains
- 3-phase 400A electrical service
- Fenced and paved yard area
- Approximately 14 parking stalls
- HVAC throughout main floor warehouse and upstairs office area
- 3 bathrooms upstairs and 2 bathrooms on main floor
- Lunchroom and boardroom on second floor
- Multi-tenant potential

#### Legal Description

Lot 4 Block 13A District Lot 97 Group 1 NWD  
Plan 2802; PID: 002-483-866

#### Available Area

Main floor	3,916 SF
Second floor	3,965 SF
Total	7,881 SF

#### Lot Size

10,149 SF (58' x 175') approximately

#### Property Taxes

\$33,978.75 (2024)

#### Asking Price

\$5,575,000 \$5,100,000

#### Basic Lease Rate

\$17.00 PSF NNN (introductory rate for year 1 only)

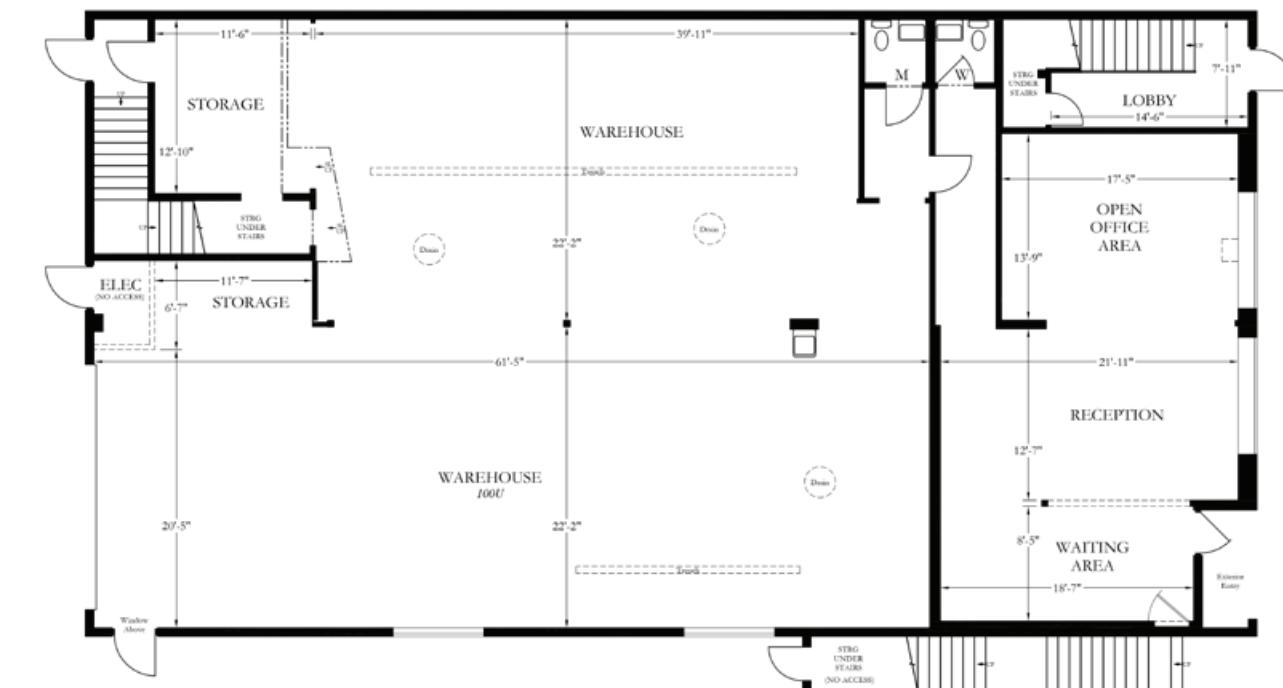
#### Taxes & Operating Costs

\$5.18 PSF (2025)

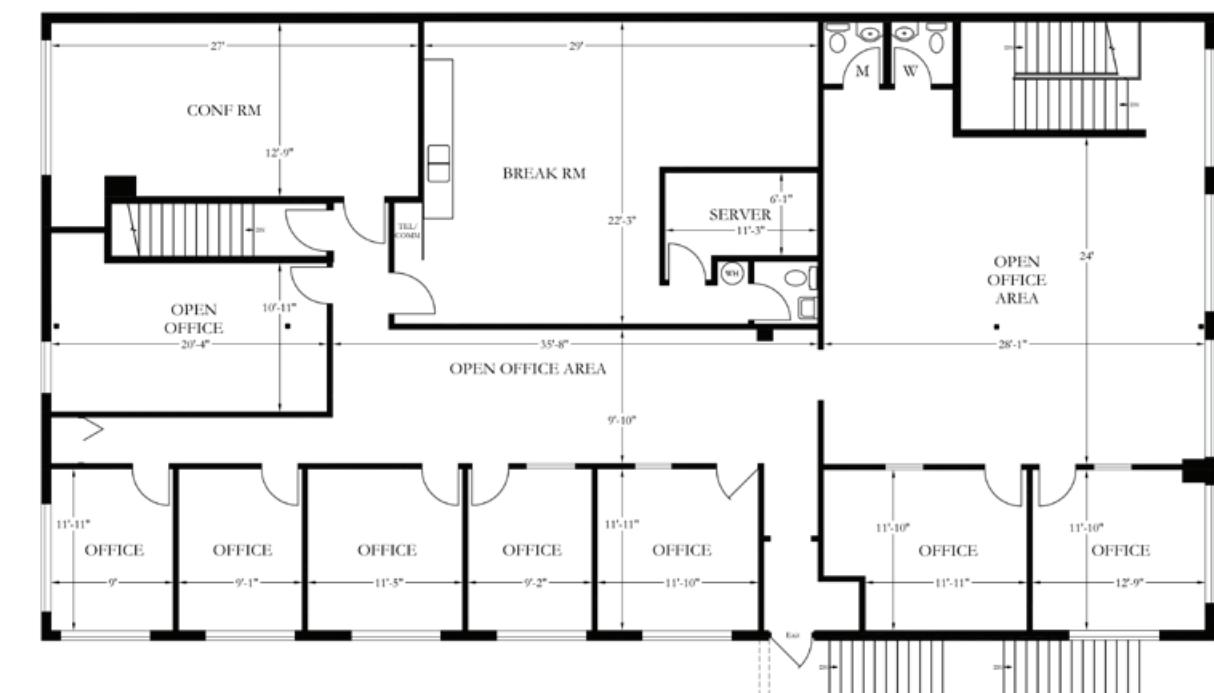
#### Availability

Immediate

#### Main Floor Plan



#### Second Floor Plan





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