

FOR SALE | INDUSTRIAL  
**6870 PALM AVENUE**  
BURNABY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **5,970 SF Building on a 10,193 SF Lot**
- ▶ **Close to Rapid Transit (Royal Oak Station)**

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CELEBRATING OVER  
**50**  
YEARS IN VANCOUVER



**Lot Size**  
10,193 SF (50' x 203' approximately)

<b>Building Size</b>	
Main floor office	900 SF
Mezzanine office	900 SF
Warehouse	4,170 SF
Total	5,970 SF

**Property Taxes**  
\$35,151.93 (2025)

**BC Assessment**  
\$3,571,100

**Asking Price**  
\$3,900,000

**Availability**  
Immediate

**Location**

Lee & Associates is pleased to present the opportunity to purchase 6870 Palm Avenue ("the Property"). Conveniently located a mere two-minute walk from the Royal Oak SkyTrain station along the Expo Line, with easy access to the Trans-Canada Highway via Royal Oak Avenue. Furthermore, the area offers an array of amenities at nearby Metrotown.

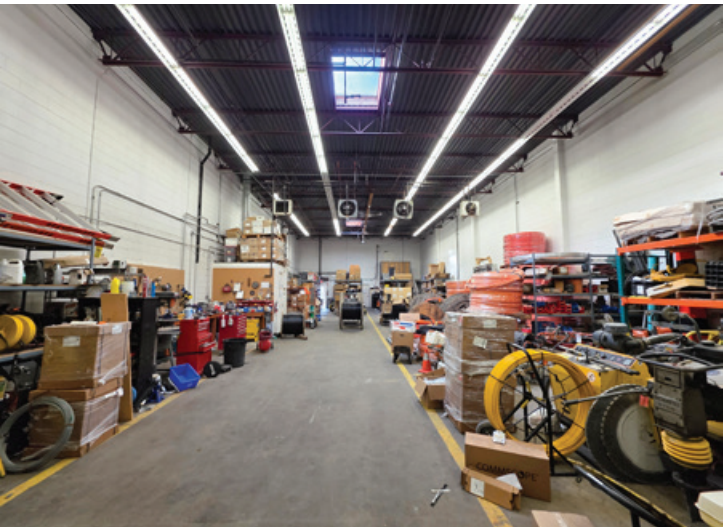
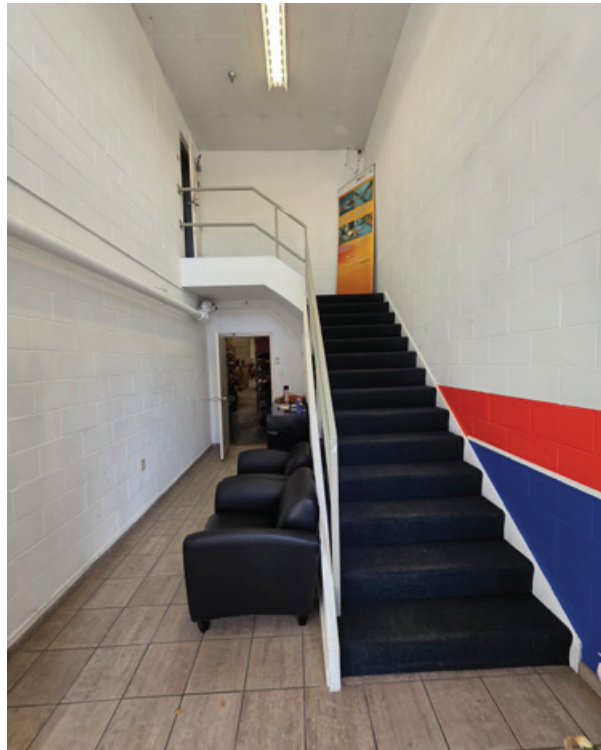
**Zoning and OCP**

The property is zoned M4 (Special Industrial). The Royal Oak Urban Village Community Plan has been updated and the property has been designated as Mid-rise Apartment 2. This classification allows for the construction of residential buildings up to a maximum height of 20 storeys.

**Features**

- ▶ Concrete block construction
- ▶ 20' clear warehouse ceiling (approximate)
- ▶ Two (2) grade loading doors
- ▶ Fenced yard
- ▶ 3-phase electrical service (400 amps\*)
- ▶ Sprinklered
- ▶ Skylights
- ▶ Easy access to bus service and rapid transit (Royal Oak Station)

*\*Buyer to verify electrical service.*







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