

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



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

Chris McIntyre

Personal Real Estate Corporation

D 604.630.3392 C 604.889.0699

chris.mcintyre@lee-associates.com

Ryan Barichello

D 604.630.3371 C 604.889.4146

ryan.barichello@lee-associates.com

CELEBRATING OVER

50 YEARS IN VANCOUVER

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

Building Size

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.

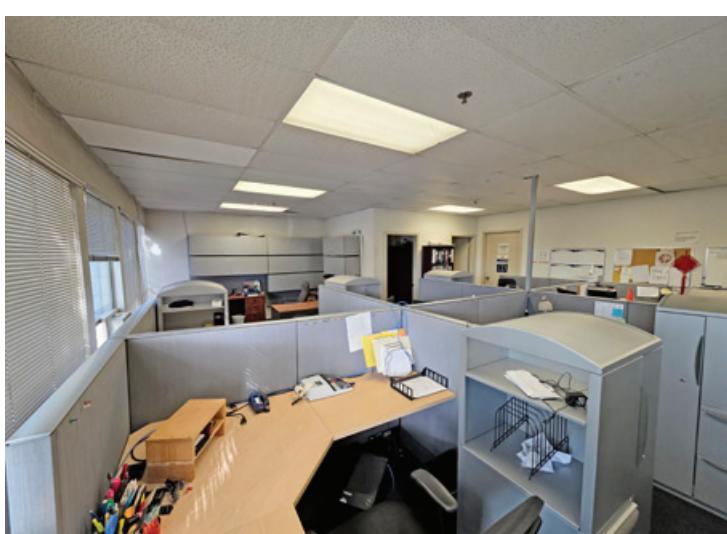
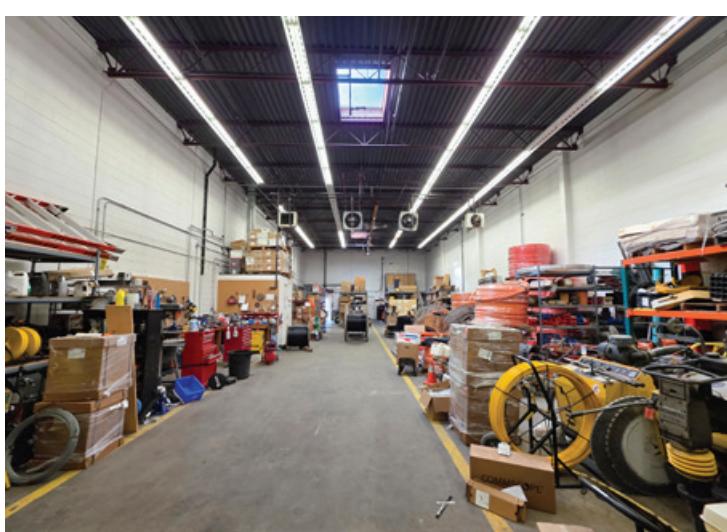
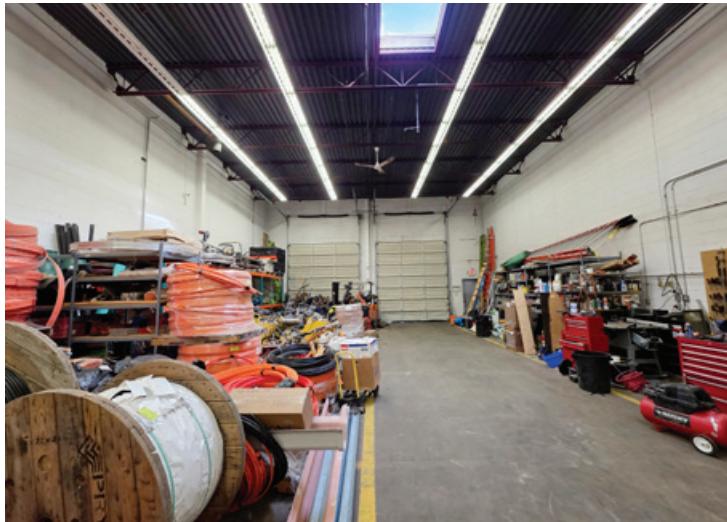
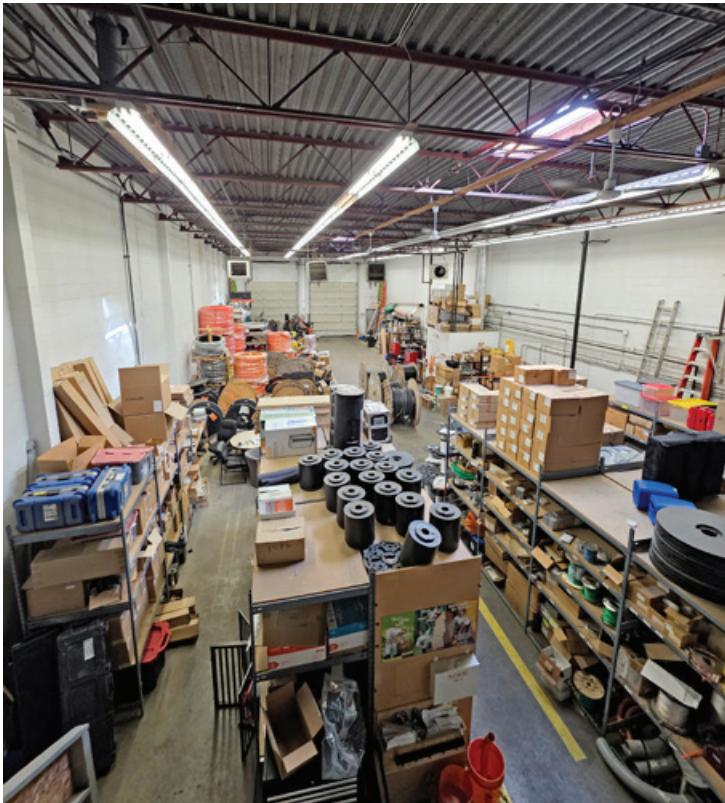
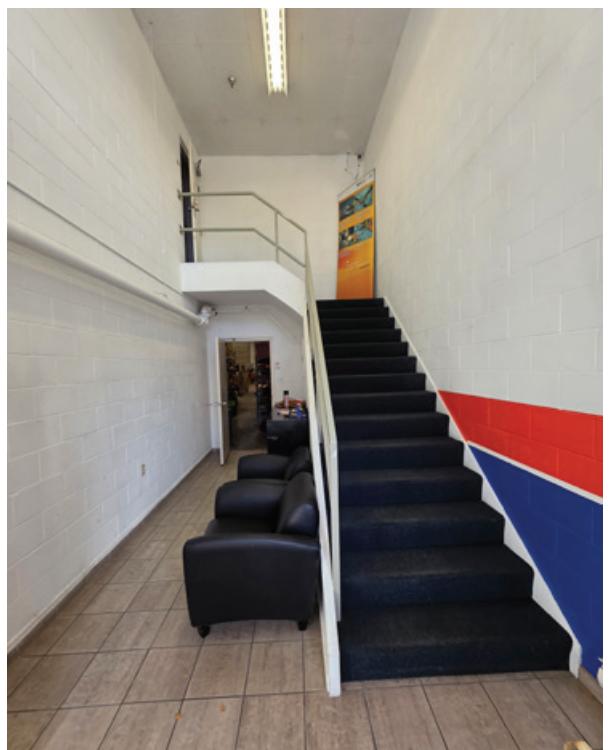
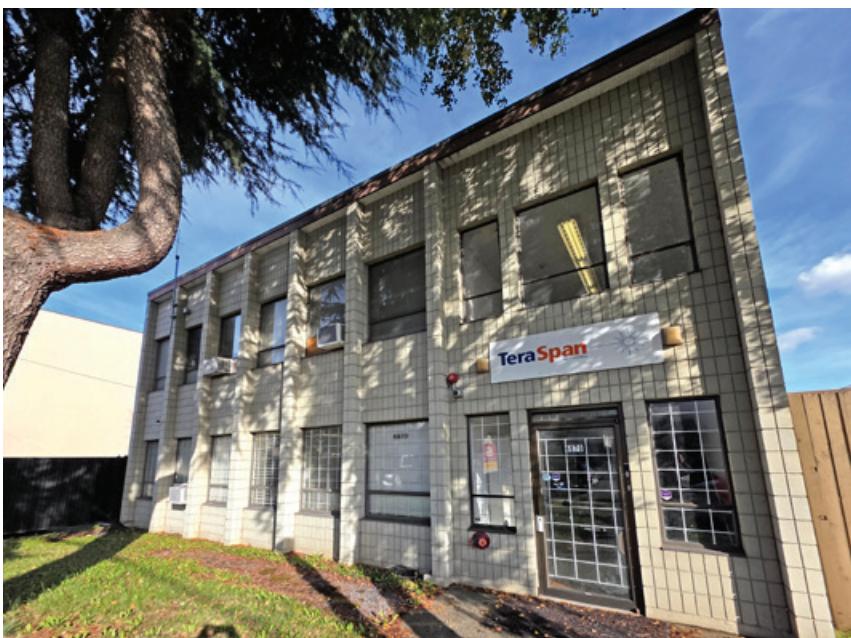
Zoning and OCP

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.





Chris McIntyre

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

Ryan Barichello

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

© 2026 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. 213. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.