

FOR SALE | INDUSTRIAL
#307 - 5491 REGENT STREET
BURNABY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



► 3,095 SF Office/Warehouse Unit

Location

IntraUrban Brentwood is located directly adjacent to Burnaby's Brentwood Town Centre, one of the largest master-planned urban destinations in Canada. The development offers quick access to Highway 1, is walking distance to the SkyTrain and bus route, and provides convenient access to Vancouver, North Shore and the Fraser Valley.

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Unit Size (Approximate)

Ground floor	2,243 SF
Mezzanine	852 SF
Total	3,095 SF

Year Built
2020

PID
031-231-381

Property Taxes
\$19,983.56 (2023)

Strata Fees
\$592.52 per month

Assessed Value (2023)

Land	\$1,709,000
Improvement	\$513,000
Total	\$2,222,000

Asking Price
\$2,350,000

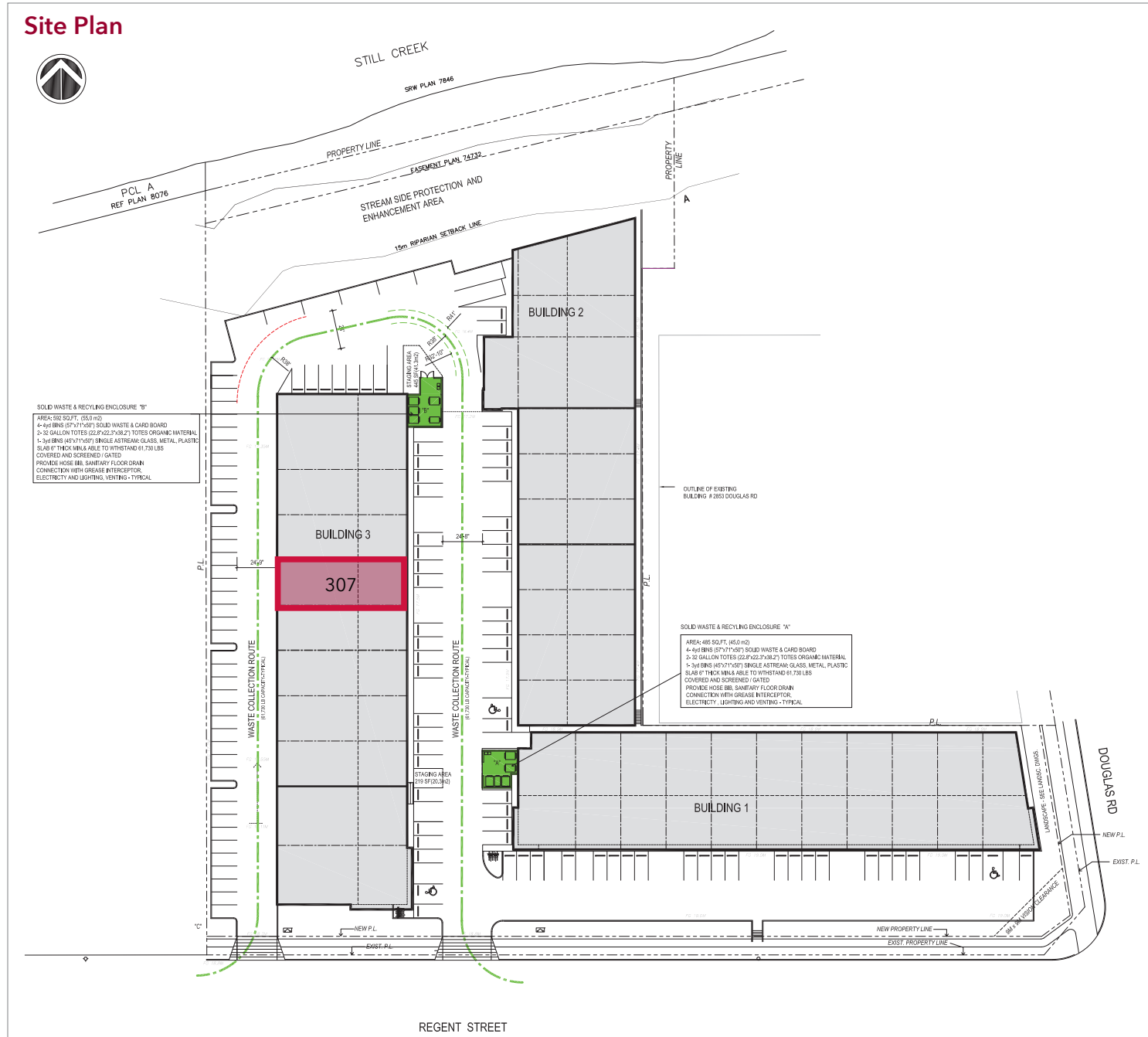
Availability
Contact agents



Zoning
M-2 (General Industrial) permitting a wide variety of manufacturing, warehouse storage, wholesale and office uses. Also includes all uses in M-1 zoning.

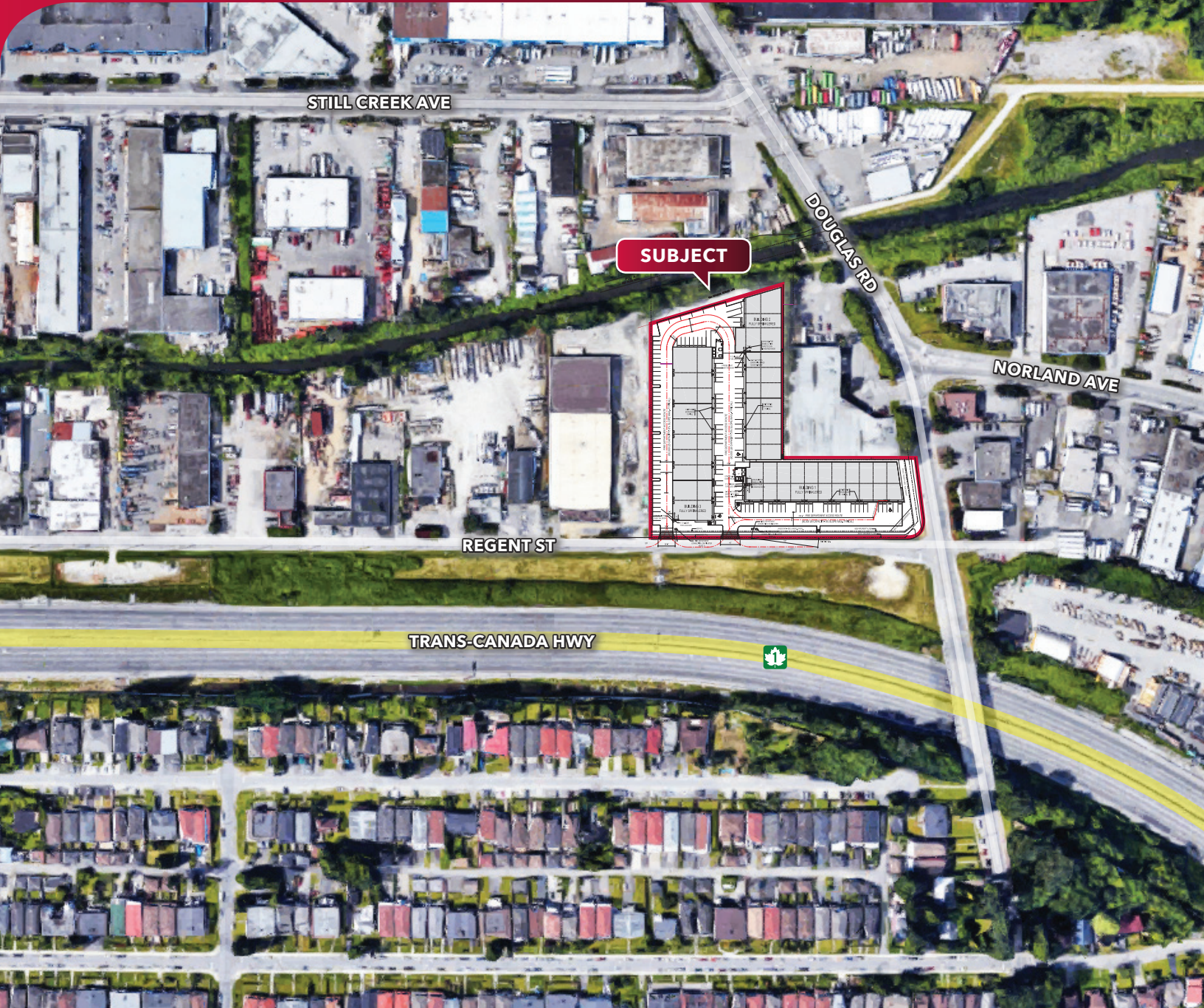
- Features**
- ▶ Two (2) grade level loading doors (10' W x 12' H)
 - ▶ 24' clear ceiling heights in warehouse
 - ▶ ESRF sprinklers
 - ▶ 3-phase power (200 amp/208 volt)
 - ▶ Built-in concrete mezzanine
 - ▶ Three (3) designated parking stalls

Lease Details
The unit is leased to Novin Doors Ltd. and the current rent is \$19.00 PSF net or \$58,805 per annum. The lease expires February 28, 2026.



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