

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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

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



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

Basic Lease Rate

\$22.00 PSF

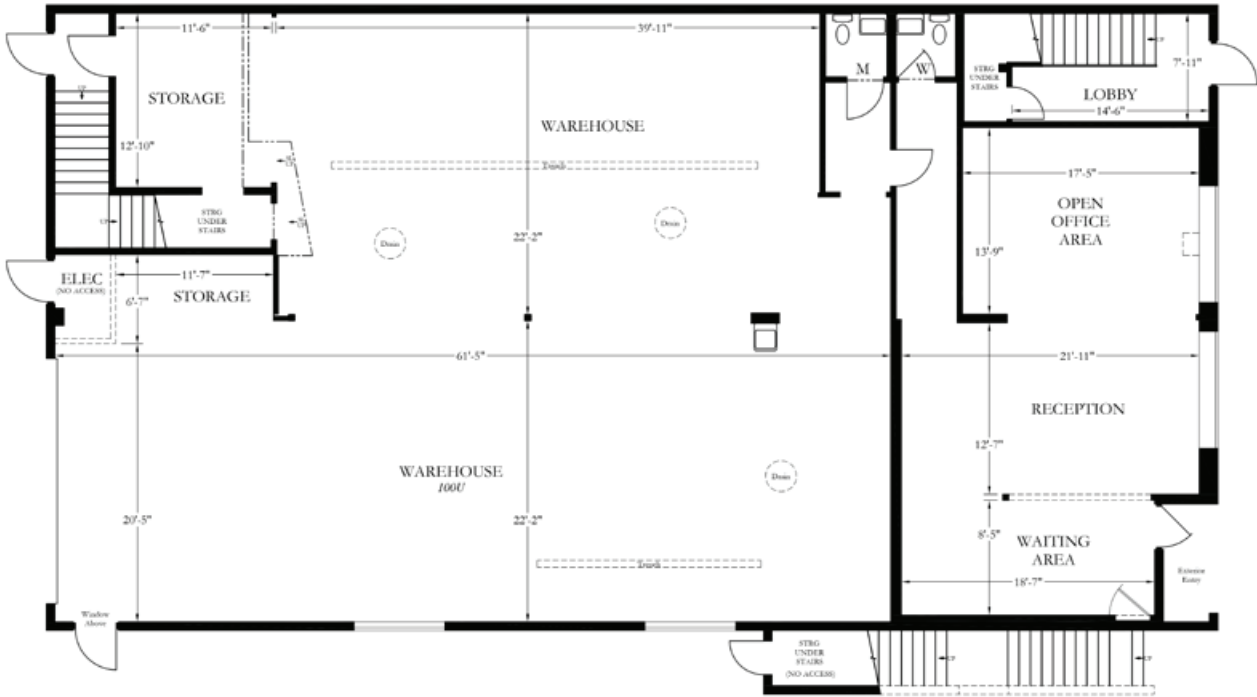
Taxes & Operating Costs

\$5.18 PSF (2024)

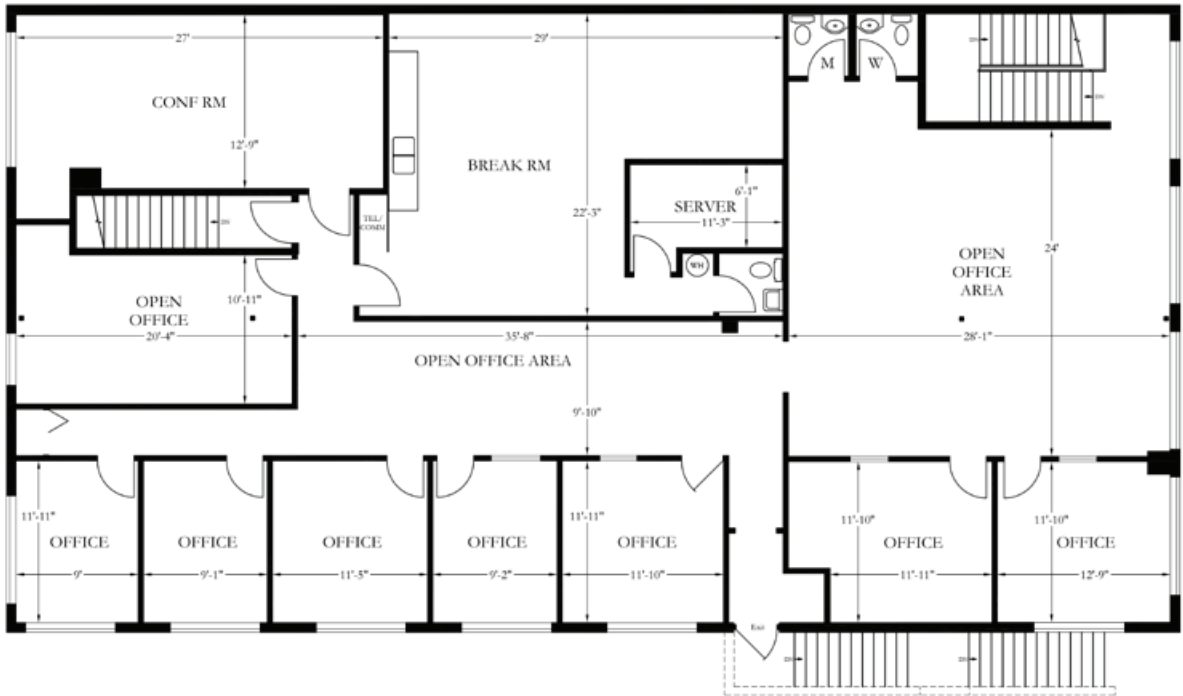
Availability

Immediate

Main Floor Plan



Second Floor Plan





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

© 2025 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. 703. 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.

