



**CUSHMAN &  
WAKEFIELD**

**FOR SALE**  
**8061 NORTH FRASER WAY**  
**BURNABY, BC**

**16,768 SF OFFICE & WAREHOUSE AVAILABLE**



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**Blake Gozda**  
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Associate Vice President  
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#### LOCATION

The subject property is located on the south side of North Fraser Way in the Big Bend area of Burnaby. This highly sought after area provides efficient access to downtown Vancouver and Marine Way to the north, Boundary Road to the east and Hwy 91A connecting Richmond, Delta and the Fraser Valley.

#### LEGAL DESCRIPTION

STRATA LOT 4 DISTRICT LOT 167 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS2947 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V PID 027-544-141

#### ZONING

CD M2/M5 provides for the accommodation of general industrial activities including warehousing and storage, manufacturing, production studio space and business and professional office uses.

#### PROPERTY FEATURES

- Quality Beedie built concrete tilt-up construction
- Ground floor showroom/offices
- Professionally finished second floor offices
- Ground and second floor washrooms
- Ground and second floor kitchens
- HVAC through offices
- Forced air gas fired warehouse heating
- LED Warehouse lighting
- 3 Phase power
- 28' clear warehouse ceiling height
- 3 dock, 1 grade loading doors
- 18 parking stalls
- Constructed 2008

#### LEASEBACK

Owner-occupier will leaseback for up to one year.

#### AVAILABLE AREA

Second Floor Office	2,725 sf
Second Floor Mezzanine	775 sf
Ground Floor Showroom	3,280 sf
Warehouse	9,988 sf
<b>Total Available Area</b>	<b>16,768 sf</b>

#### PRICE

Please contact Listing Agents

#### PROPERTY TAXES

\$55,483.85 (2021)

#### SHARE SALE

Vendor requires a share sale.  
Details will be provided in the dataroom.



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