

FOR SALE

UNIT 2 5628 RIVERBEND DRIVE

BURNABY, BC







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FOR SALE

UNIT 2 5628 RIVERBEND DRIVE

BURNABY, BC

LOCATION

This 13,506 square foot office/warehouse unit is located South of Riverbend Drive and West of Meadow Avenue. This location has excellent accessibility via Marine Way and Boundary Road providing convenient access to Vancouver International Airport, Vancouver, Richmond, New Westminster and the Fraser Valley. Food and shopping amenities such as Marine Way Market are in close proximity.

AVAILABLE AREA

Ground Floor

 Office
 990 sf

 Warehouse
 12,516 sf

 Total
 13,506 sf

Cold Storage*

 Freezer (25' clear)
 4,160 sf

 Cooler (25' clear)
 5,525 sf

 Total
 9,685 sf

LEGAL DESCRIPTION

PID: 029-657-415

Strata Lot 4 District Lot 155 Group 1 New Westminster District Strata Plan BCS3197 together with an interest in the Common Property in Proportion to The Unit Entitlement of the Strata Lot ss shown on Form V

PROPERTY HIGHLIGHTS

- 26' clear warehouse ceiling
- 4 dock loading doors
- 17 parking stalls
- Freezer (~65% value remaining) Kitchenette
- Cooler (~75% value remaining)
- Freezer and cooler approximately \$1,400,000 in value

ZONING

CD (M2/M5) General Industrial

PROPERTY TAXES (2024)

\$66,056.88

SALE PRICE

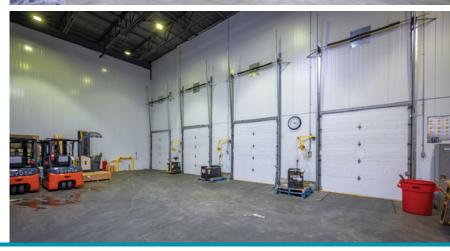
\$9,500,000

AVAILABILITY

September 1st 2024







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Blake Gozda

· ESFR sprinkler system

Two washrooms

• 3 Phase power - 450 amps

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^{*}The cooler and freezer can remain or be removed.