

**CUSHMAN &  
WAKEFIELD**

**FOR SALE**

**UNIT 2  
5628 RIVERBEND DRIVE  
BURNABY, BC**

**13,506 SF OFFICE AND WAREHOUSE WITH COOLER AND FREEZER**



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### 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 Westminister 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
<b>Total</b>	<b>13,506 sf</b>

#### Cold Storage\*

Freezer (25' clear)	4,160 sf
Cooler (25' clear)	5,525 sf
<b>Total</b>	<b>9,685 sf</b>

\*The cooler and freezer can remain or be removed.

### LEGAL DESCRIPTION

PID: 029-657-415

Strata Lot 4 District Lot 155 Group 1 New Westminister 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)
- Cooler (~75% value remaining)
- Freezer and cooler approximately \$1,400,000 in value
- ESFR sprinkler system
- 3 Phase power - 450 amps
- Two washrooms
- Kitchenette

### ZONING

CD (M2/M5) General Industrial

### PROPERTY TAXES (2024)

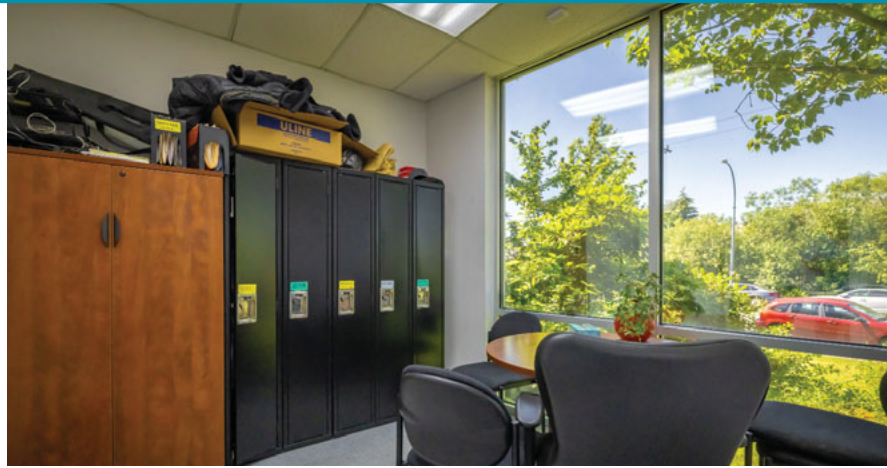
\$66,056.88

### SALE PRICE

\$9,500,000

### AVAILABILITY

September 1<sup>st</sup> 2024



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