



FOR SALE  
**3945 GRANT STREET**  
BURNABY, BC

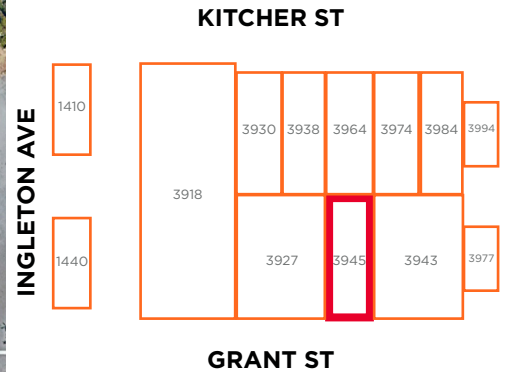
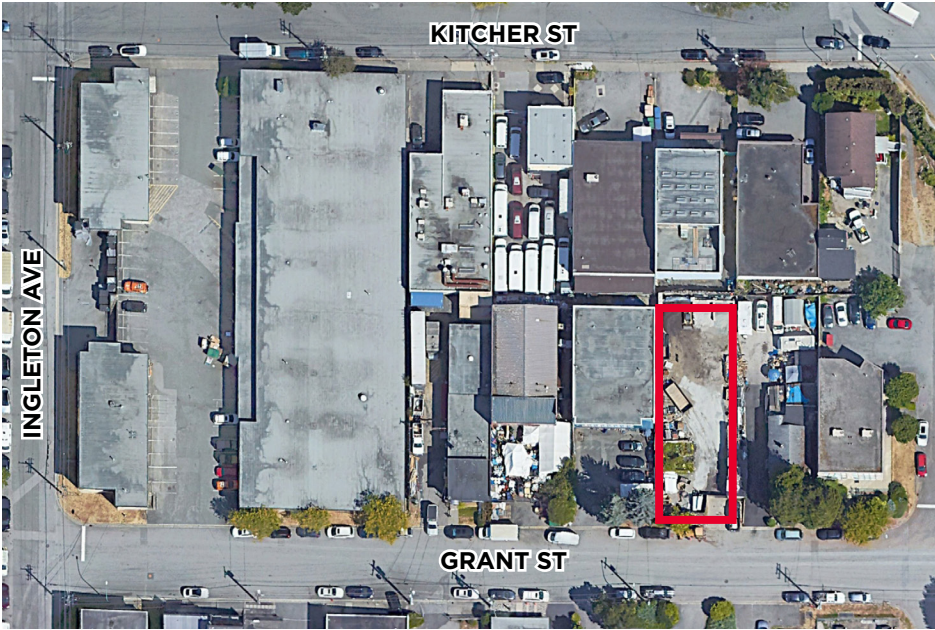
**6,600 SF INDUSTRIAL LOT**  
DEVELOPMENT OPPORTUNITY





**CUSHMAN & WAKEFIELD**

# FOR SALE 3945 GRANT STREET BURNABY, BC

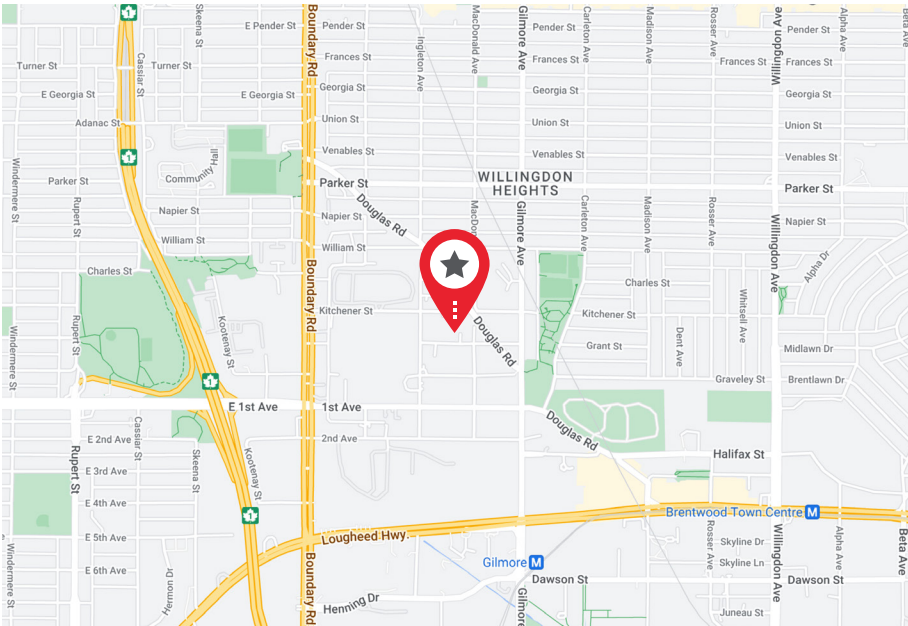


## LOCATION

Cushman & Wakefield ULC is pleased to present the opportunity to purchase a freehold interest in a 6,600 SF industrial lot near the borders of Boundary Road and 1st Avenue.

Flexible M3 zoning allows for a wide variety of improvements for this rare opportunity.

This vacant Industrial Lot is currently used as a storage lot, and is situated on the North side of the 3900 Block off Grant Street.



## CIVIC ADDRESS

3945 Grant Street Burnaby

## PID

002-530-660

## LEGAL DESCRIPTION

Lot 13 Block 27, District  
Lot 117 Group 1 NWD Plan 1222

## ZONING

M3 Heavy Industrial District

## LOT SIZE

6,600 SF

## GROSS TAXES (JULY 2023)

\$17,877.94

## SALE PRICE

Please consult listing agent

### Greg Miles

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### Noah Freedman

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