

FOR SALE | INDUSTRIAL
6879 ANTRIM AVENUE
BURNABY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **6,122 SF Free-Standing Industrial Building with Development Upside**
- ▶ **Convenient Location**

Location

The subject property is well located in the South Slope area of South Burnaby. The area offers good access to Kingsway and Boundary Road. The site is approximately two blocks from rapid transit (Royal Oak Station).

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Opportunity

To acquire a freehold industrial property with redevelopment upside in close proximity to rapid transit.

Zoning

The property is currently zoned M-4 (Special Industrial District). The official community plan has highlighted the potential to rezone the property to RM-3 (Multi-Family), which provides for a maximum FSR of 1.1 with underground parking.

Lot Size Available (Approximate)

50' x 210.4' or 10,520 SF

Building Area

Ground floor office	1,237 SF
Mezzanine office	1,237 SF
Warehouse	3,648 SF
Total	6,122 SF

Property Features

- ▶ Concrete block construction
- ▶ Built in 1987
- ▶ Heavy 3 phase power (600 amps)
- ▶ 17.5' warehouse ceiling (approx.)
- ▶ Grade loading
- ▶ Boardroom and lunchroom areas
- ▶ Fenced rear yard
- ▶ Ample parking at front, side and rear

Tenancy & Income Info

Leased on a month-to-month basis, the gross revenue is \$7,130.87 per month plus GST.

Property Taxes (2019)

\$28,300.20

Price

\$3,856,000.00



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