

PRICE REDUCED



- ▶ **6,153 SF Freestanding Food Production Facility**
- ▶ **1 Block From Rapid Transit Station (Royal Oak Station)**

Location

The subject property is located south east of Metrotown, in Burnaby's busy Kingsway/Beresford Industrial Area. This site is one block east of Royal Oak and south of Imperial Street. The property is easily accessible via Kingsway Highway and Boundary Road. Furthermore, the essential facility is steps from rapid transit stations.

Highlights

- ▶ Concrete block construction
- ▶ One (1) grade door (12' x 14')
- ▶ One block from rapid transit (Royal Oak Station)
- ▶ Cooler and freezer space
- ▶ Floor drains and grease trap

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Zoning

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

Site Size

10,193 SF / 0.23 Acres (50' x 204') approx.

Features

- ▶ Climate controlled food production area
- ▶ Grease trap
- ▶ Hood fan
- ▶ Cooler/freezer area
- ▶ Floor drains
- ▶ 3 phase 400 amp/240 volt electrical service
- ▶ 19' warehouse ceiling height
- ▶ Close to SkyTrain station

Building Area

Warehouse	4,233 SF
Main office	960 SF
2nd floor office	960 SF
Total	6,153 SF*
*Mezzanine	746 SF (unfinished)

Property Taxes(2020)

\$20,803.97

Asking Price

\$3,450,000.00

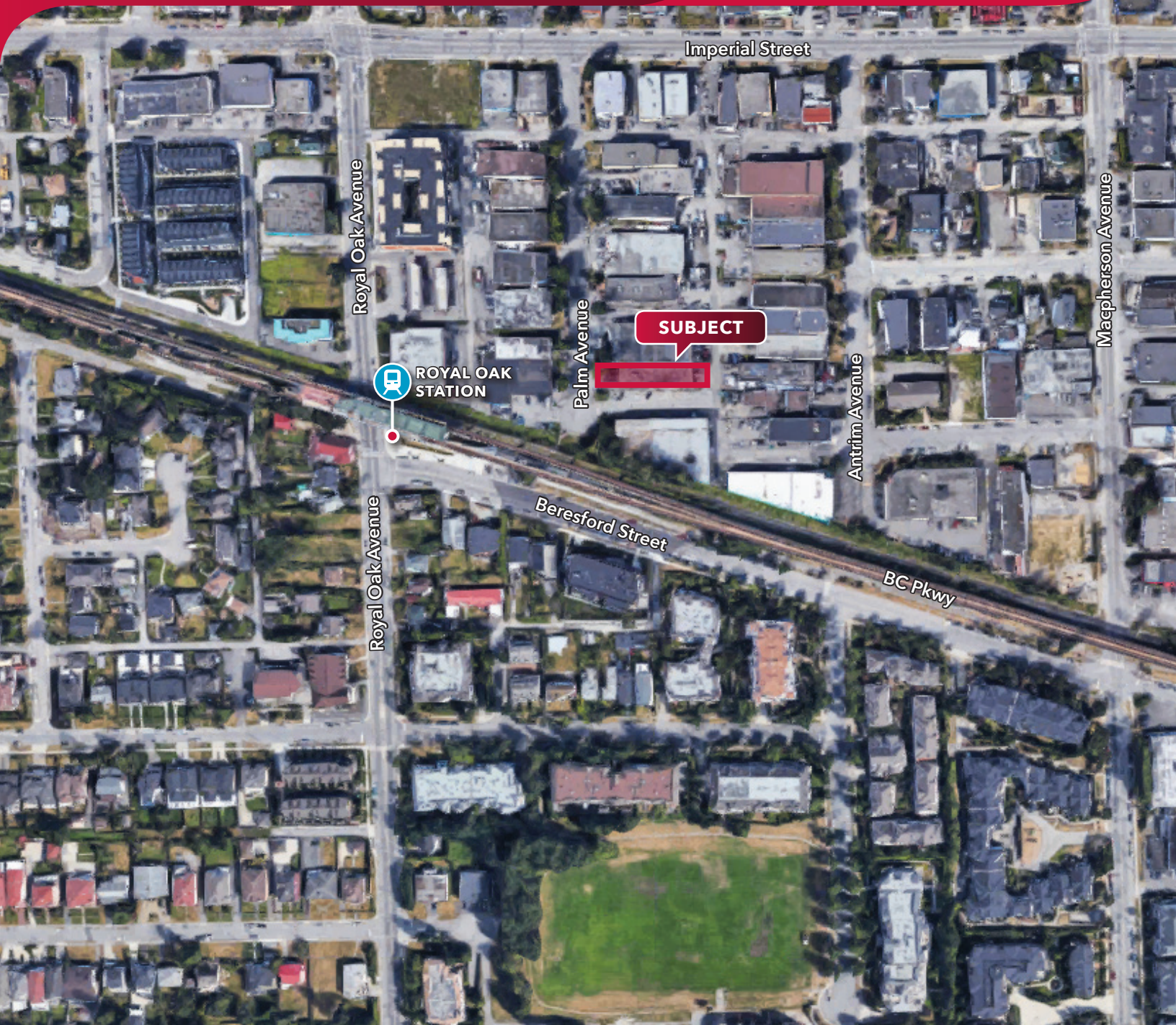
Availability

Immediate



FOR SALE | INDUSTRIAL
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