FOR SALE OR LEASE | OFFICE 7820 EDMONDS STREET BURNABY, BC





- ▶ 9,178 SF Freestanding Office/Retail Building
- ► Located on Edmonds Street in Burnaby

Location

The subject property is located on Edmonds Street. This central location offers easy access to all key business markets via the Trans-Canada Highway and can be accessed by Edmonds Station and via bus stops at the front entrance of the building. Edmonds and 6th Street continues to see increased development activity and resident inflow.

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LEASED

AVAILABLE

The Opportunity

Lee & Associates is pleased to present the opportunity to acquire 7820 Edmonds Street, freestanding office/retail building in Burnaby. The 0.25 acre site offers 70 feet of frontage to Edmonds Street. This is an excellent opportunity for a buyer to occupy as an owner/user, keep the existing tenants, renovate for short-term holding income or medium-term investment, or or redevelop.

Features

- ► Mixed-use demisable offices
- ► Air conditioning
- ▶ 17 parking stalls
- ► HD video security system
- ► Ample private offices
- ► Ample storage
- ► Renovated washrooms

The Location Overview

- ► High profile central location with development potential for a mid-rise project
- ► Potential and desirable C-9 zoning
- ► Strategically located beside other land assembly options

PROPERTY DETAILS	
Legal Address	7820 Edmonds Street, Burnaby, BC
PID	003-239-624
Legal Description	PARCEL H(114746E), LT 37 DL 28 GROUP 1. NWD PL 632 LEGAL NOTATIONS HERETO IS ANNEXED EASEMENT BY 164288 OVER NORTH 10' APPURTENANT TO PARCEL "A" (716983E) LT 37 DL28 GRP1 PL 632
Site Size	0.25 Acres or 11,088 SF
Building Area	9,178 SF
Total Rentable Area	8,880 SF
Current	C4 (Service Commercial District)
Potential Zoning	C9 (Urban Village Commercial District)
Gross Taxes (2020)	\$22,139.31
Construction Type	Wood frame/concrete block
Year Built	1981
OCP	Medium density mixed-use
Lease Rate	Contact Agents
Sale Price	Contact agents

^{*}All measurements are approximate and subject to confirmation









\$100,000+

DOMINANT HOUSEHOLD INCOME 34% OF HOUSEHOLDS EARN OVER \$100,000 \$100,533

EDMONDS-DEER LAKE AGERAGE ANNUAL HOUSEHOLD EXPENDITURE





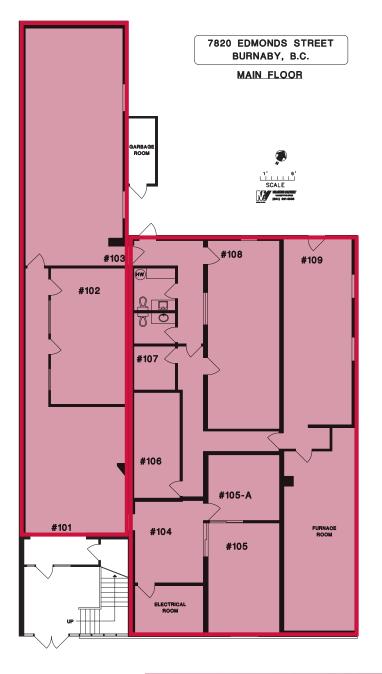


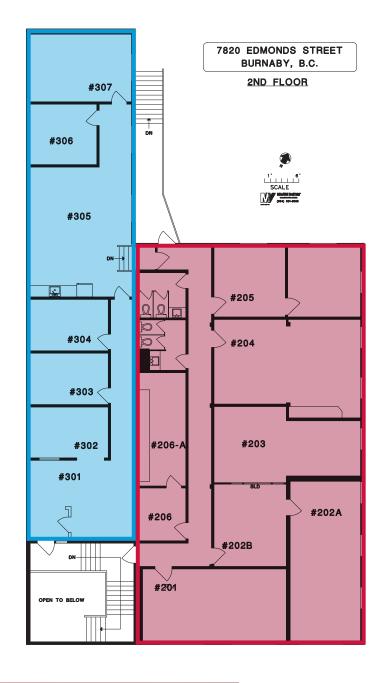


to SFU



Floor Plans



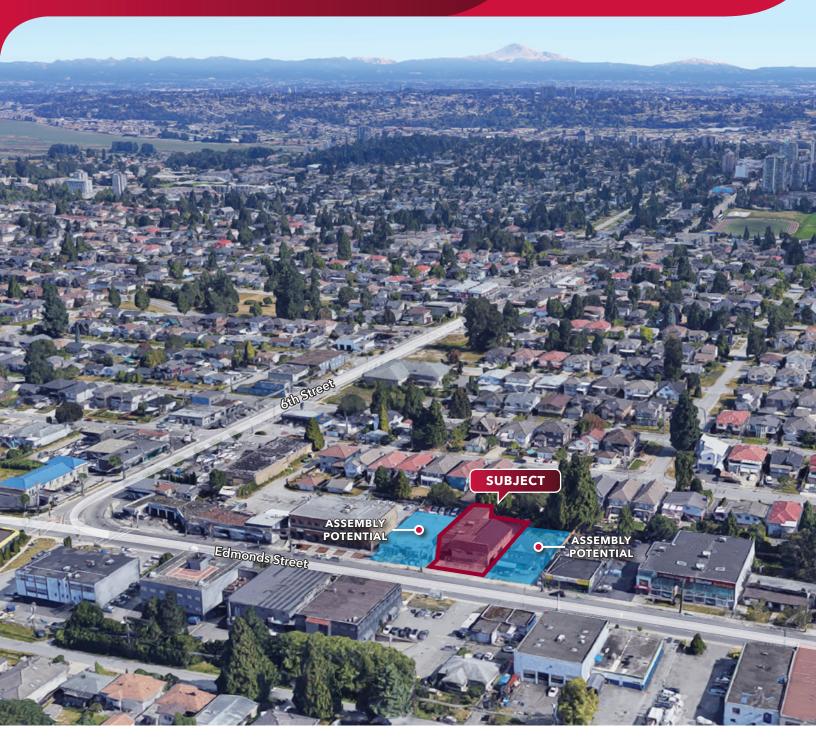


Floor	Units	Туре	Size	Availability
Main	101-105	Office	2,722 SF	Immediate
Main	106-109	Office	1,477 SF	Immediate
2nd	201-206	Office	2,828 SF	Immediate
2nd	301-307	Office	1,853 SF	LEASED

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