



- ▶ **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 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.

Saeid Khani

D 604.630.3370 C 604.805.5780
saeid.khan@lee-associates.com

Chris McIntyre

Personal Real Estate Corporation
D 604.630.3392 C 604.889.0699
chris.mcintyre@lee-associates.com

Bill Jassal

D 604.630.3382 C 778.895.2726
bill.jassal@lee-associates.com

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
Building Area	Leasable 9,178 SF
Site Size	0.25 Acres / 11,088 SF
Zoning Potential Zoning	C4 (Service Commercial District) 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
Sale Price	Contact Agents

*All measurements are approximate and subject to confirmation

The Opportunity

- ▶ 70 ft. Edmonds St. Street frontage
- ▶ Occupy as owner/user and keep existing tenants or redevelop
- ▶ Renovate for short-term holding income or medium-term investment

The Location Overview

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

Space Available

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



Metropolis at Metrotown



Edmonds Community Centre



Highgate Village



Proximity to SFU



Several Park

Availability

Immediate

Building Area

9,178 SF

Site Size

0.25 Acres / 11,088 SF

Total Rentable Area

8,880 SF

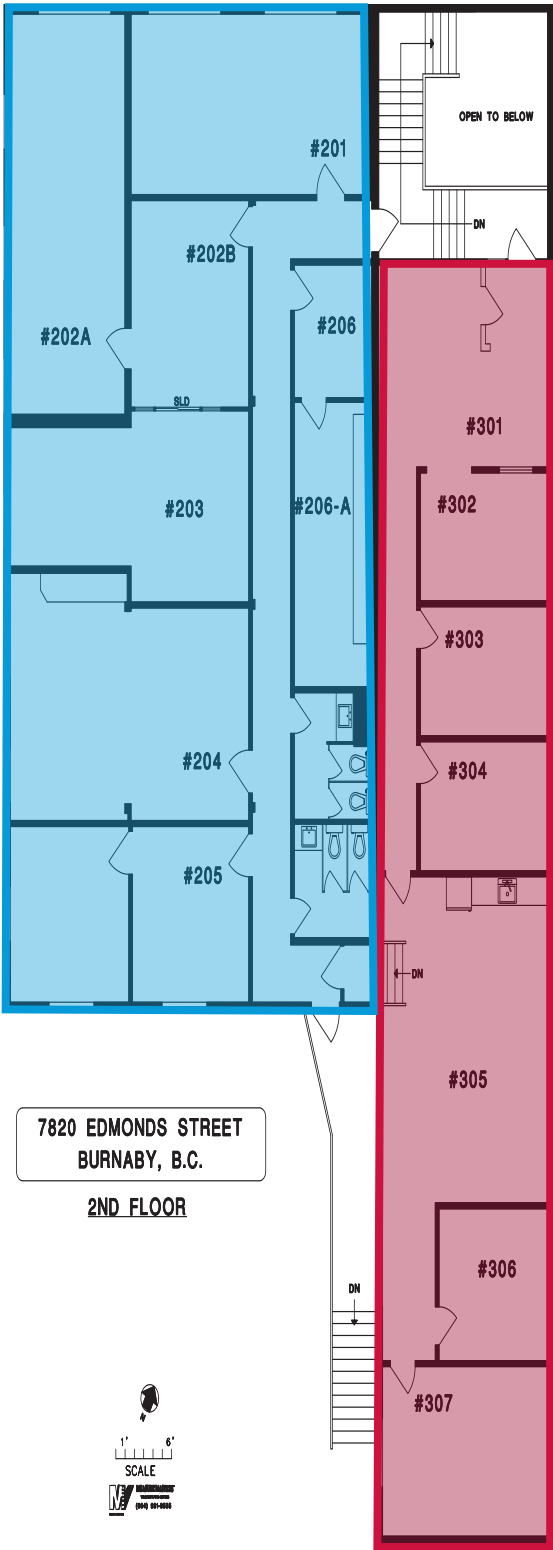
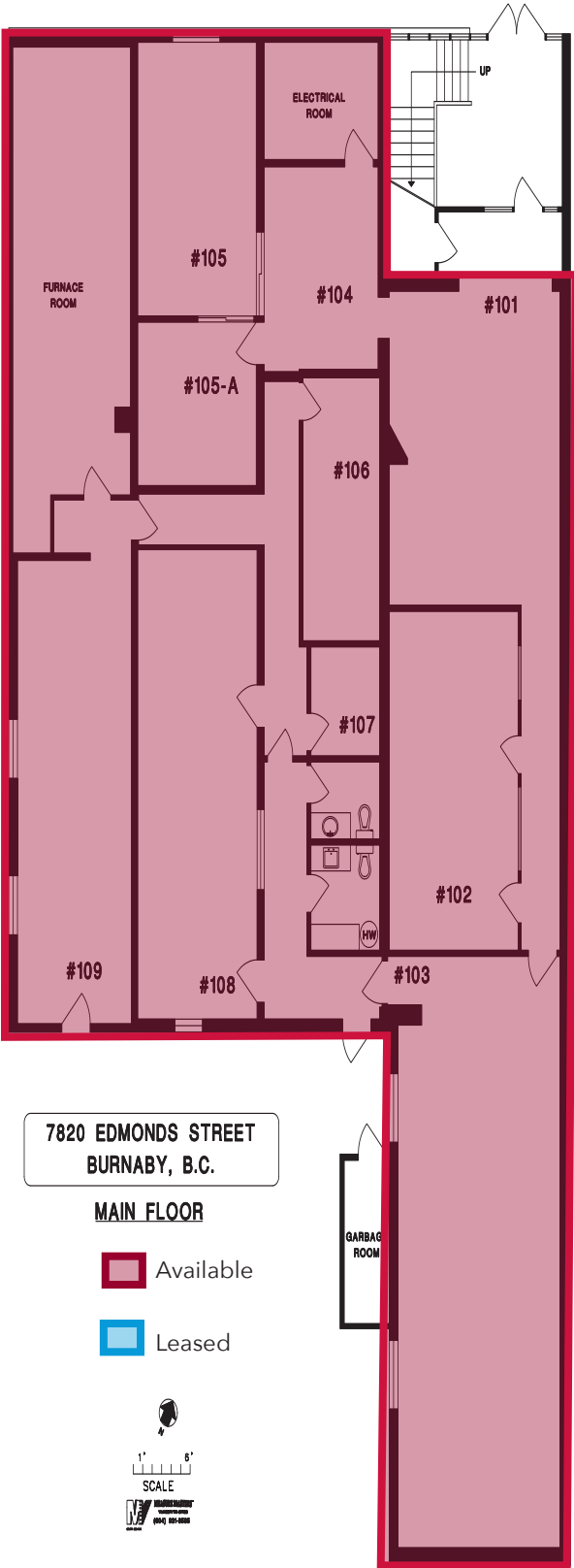
Features

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

Lease Rate

Contact Agents

Floor Plan



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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Demographics	1 km	3 km	5 km
Population	15,085	111,439	231,483
Median Age	40.1	40.7	39.8
Average Household Income	\$91,288	\$96,341	\$93,948
Total Daytime Population	11,539	85,828	223,104

Saeid Khani

D 604.630.3370 C 604.805.5780
saeid.khan@lee-associates.com

Chris McIntyre

Personal Real Estate Corporation
D 604.630.3392 C 604.889.0699
chris.mcintyre@lee-associates.com

Bill Jassal

D 604.630.3382 C 778.895.2726
bill.jassal@lee-associates.com

Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. 0923 © 2020 Lee & Associates Commercial Real Estate (BC) Ltd. All Rights Reserved.