

FOR SALE

Unit 105



7337

NORTH FRASER WAY

Burnaby, BC



**Owner-User opportunity in
South Burnaby
13,952 SF of office/warehouse space
with 3 dock doors and 1 grade door**

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#105-7337

North Fraser Way

Rare opportunity to own a high-quality industrial strata unit in sought after South Burnaby. The property offers excellent loading capabilities with dock and grade, newly improved office space with a high ratio of warehouse to office as well as excellent signage exposure to North Fraser Way.

PROPERTY INFORMATION

MAIN FLOOR	11,910 SF
SECOND FLOOR OFFICE	2,042 SF
TOTAL BUILDING AREA	13,952 SF

ASKING PRICE	\$8,750,000
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PROPERTY TAXES(2024)	\$66,210.45
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ZONING	M5 Light Industrial
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AVAILABILITY	Contact Listing Agents
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#105 - 7337 NORTH FRASER WAY, BURNABY, BC



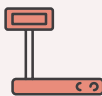
POWER
200A, 347/600V



CEILING HEIGHT
26' clear



PARKING
13 stalls



FLOOR LOAD
500 lbs PSF



LOADING
3 dock doors
1 grade



SPRINKLERED
Yes



LIGHTING
T5 high efficiency

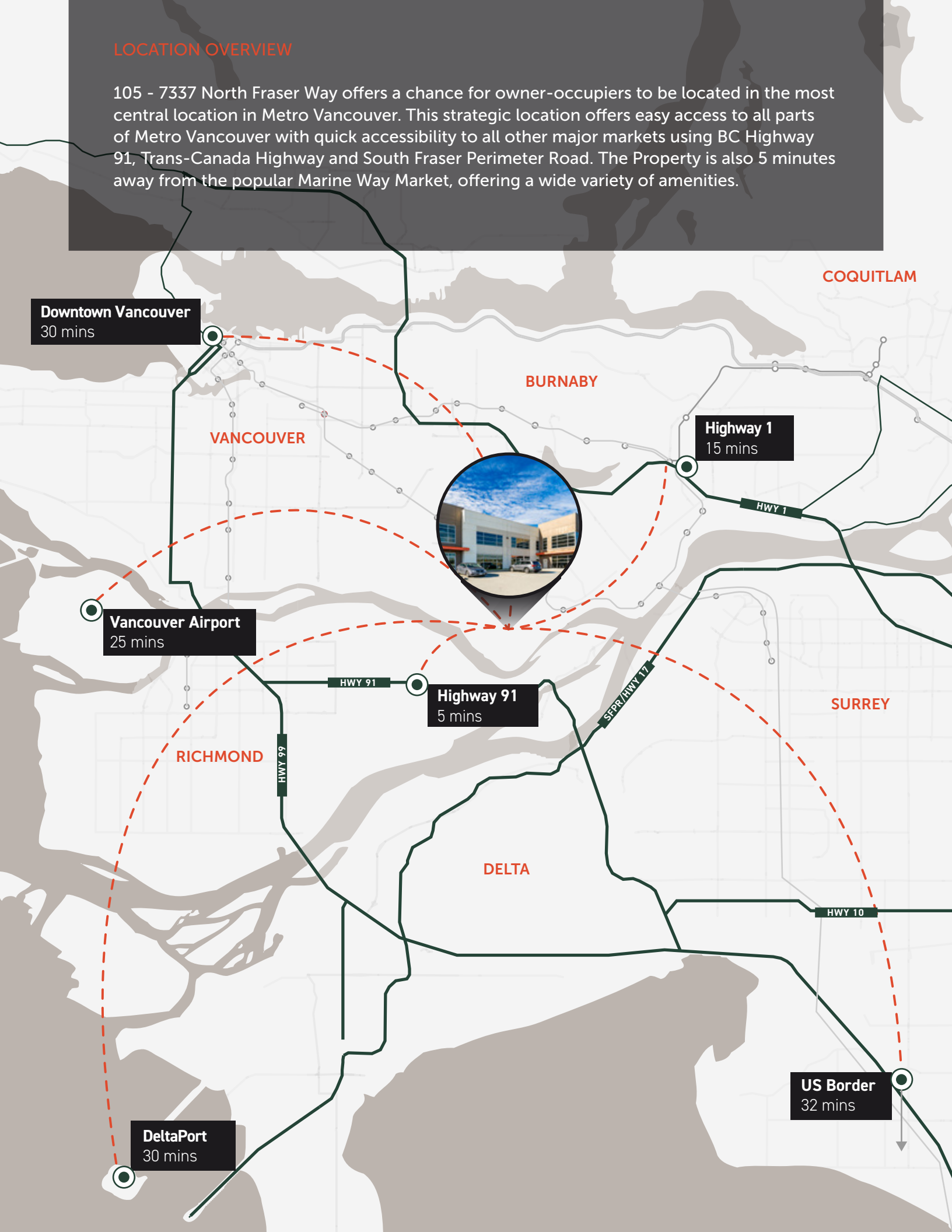


OFFICE
Improved
office space



LOCATION OVERVIEW

105 - 7337 North Fraser Way offers a chance for owner-occupiers to be located in the most central location in Metro Vancouver. This strategic location offers easy access to all parts of Metro Vancouver with quick accessibility to all other major markets using BC Highway 91, Trans-Canada Highway and South Fraser Perimeter Road. The Property is also 5 minutes away from the popular Marine Way Market, offering a wide variety of amenities.



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