

5735 DORSET STREET

BURNABY, BC

FOR SALE

8,420 SQ.FT.
CENTRALLY
LOCATED OFFICE
/ WAREHOUSE
FACILITY

For information, please contact:

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CB Richard Ellis Limited

Suite 600

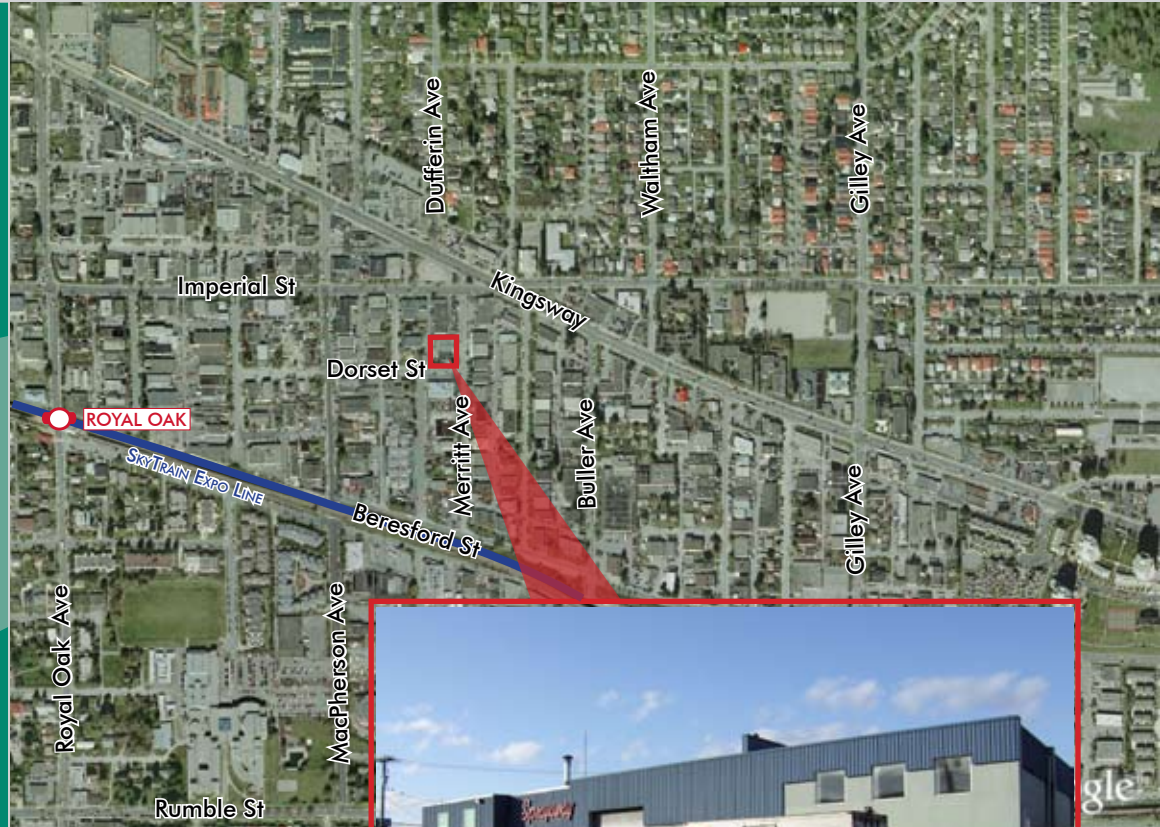
1111 West Georgia Street

Vancouver, BC V6E 4M3

T 604.662.3000

F 604.684.9368

www.cbre.ca



LOCATION:

This facility is centrally located in the Kingsway/Beresford industrial area of Central Burnaby and is within a short walking distance to major amenities including Metrotown Centre, The Royal Oak SkyTrain station, as well as most major commercial banks, several restaurants, and shopping centres. This location offers quick and easy access to all major points in the Lower Mainland via Kingsway and Boundary Road. Specifically this property is located on the north west corner of Dorset Street and Merritt Avenue.

SITE SIZE:

Approximately 16,750 sf (134' X 125')

BUILDING SIZE:

8,420 sq.ft. of which approximately 2,650 sq.ft. is office area

ZONING:

M-4 (Special Industrial District)

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CB RICHARD ELLIS

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LEGAL DESCRIPTION:

Lot "A", Block 5, District Lot 97, Group 1, New Westminster District, Plan LMP 10022, PID 018-208-169

PROPERTY TAXES:

\$21,232.82 (2008)

BUILDING FEATURES:

- 18' clear ceiling height
- Fenced and paved yard area
- Finished office area
- Oversized grade loading
- Exposure site
- Close proximity to rapid transit
- Easily demisable warehouse area

PRICE:

\$2,000,000



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