



**CUSHMAN &
WAKEFIELD**

FOR SALE

3810 FIRST AVENUE
BURNABY, BC

18,215 SF MULTI-TENANT INDUSTRIAL BUILDING

FULLY LEASED INVESTMENT

STABLE LONG TERM TENANTS

EXCEPTIONAL LOCATION



Flavio Unti

Industrial Sales & Leasing

604 640 5889

flavio.unti@cushwake.com

FOR SALE

3810 FIRST AVENUE

BURNABY, BC

OPPORTUNITY

Cushman & Wakefield ULC is pleased to present an excellent and rare opportunity for an investor to acquire a multi-tenant industrial building in one of the best locations in Metro Vancouver. The building consists of long term stable tenants, mostly automotive in nature.

LOCATION

Located in a highly desirable mixed-use area of Burnaby, the subject property is ideally situated in what is commonly known as Willingdon Heights. The general boundaries of this neighbourhood are Boundary Road on the west, Lougheed Highway on the south, Gilmore Avenue on the east and Hastings Street on the north. The subject property is in close proximity to the Gilmore SkyTrain Station, which is only a few minutes walk away. Brentwood Town Centre with numerous shops and amenities is only 1 SkyTrain Station away. The location provides excellent accessibility. In addition to the SkyTrain (Millennium Line) the property offers excellent accessibility by automobile via Boundary Road, Highway 1, Lougheed Highway or Gilmore Avenue.

FEATURES

- Concrete block construction
- 18' clear warehouse ceiling heights
- Grade level loading to each unit
- 3-phase power to the building
- On-site parking
- Corner lot
- Stable tenants

BUILDING SIZE

18,215 sf

ZONING

M2 (Industrial)

This flexible zoning allows for many uses including automotive. This zoning also allows all the uses in the M-1 zoning bylaw.

LOT SIZE

123.98' deep x 233.23' wide (28,916 sf / 0.664 acre)

PROPERTY TAXES

\$64,643.00* per annum (2018)

OPERATING COSTS

\$39,252.00* budgeted per annum (2018)

CURRENT NET INCOME

Approximately \$250,207.00* per annum (December 2018)
With further escalations in subsequent years

MANAGEMENT FEE

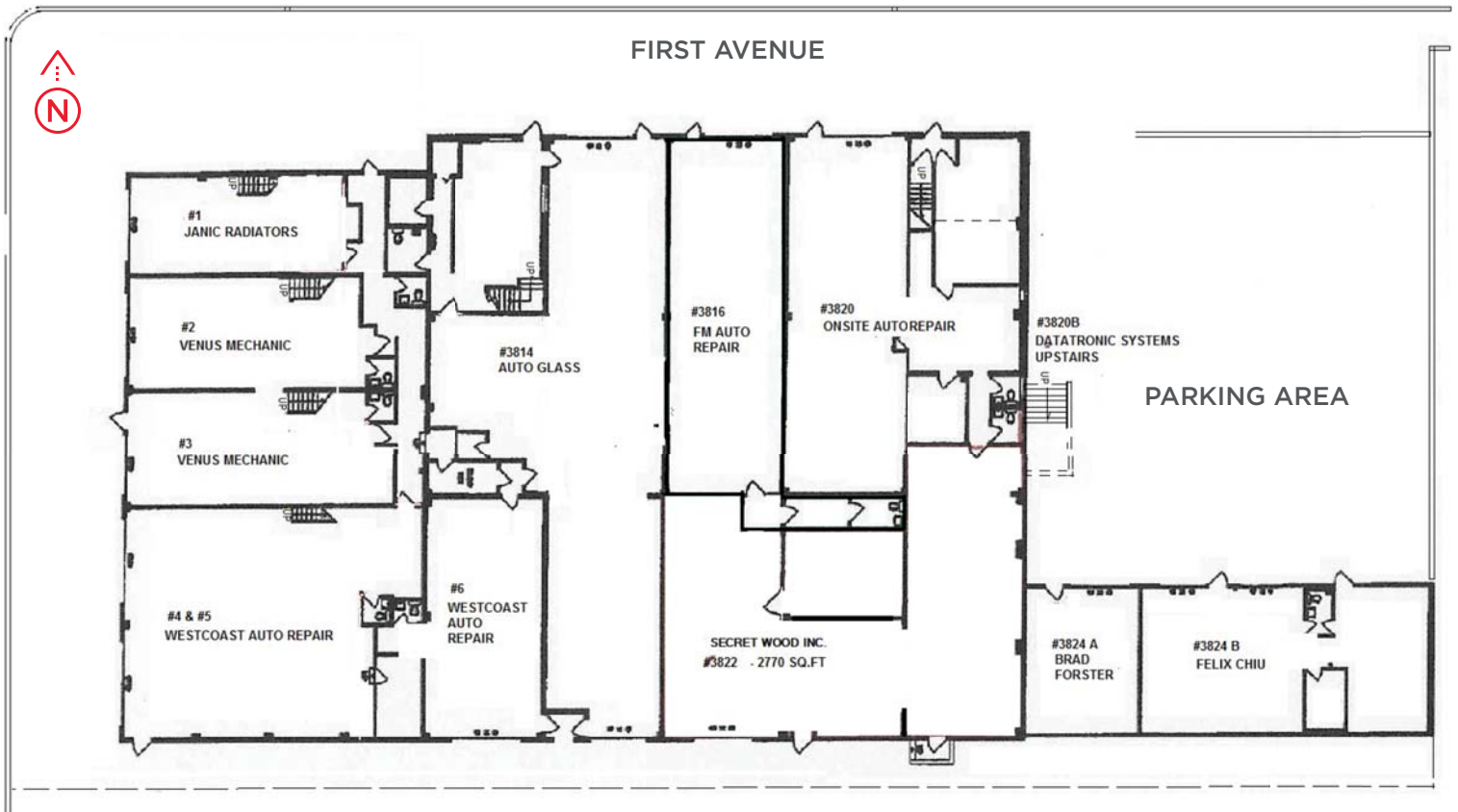
\$18,300.00* per annum

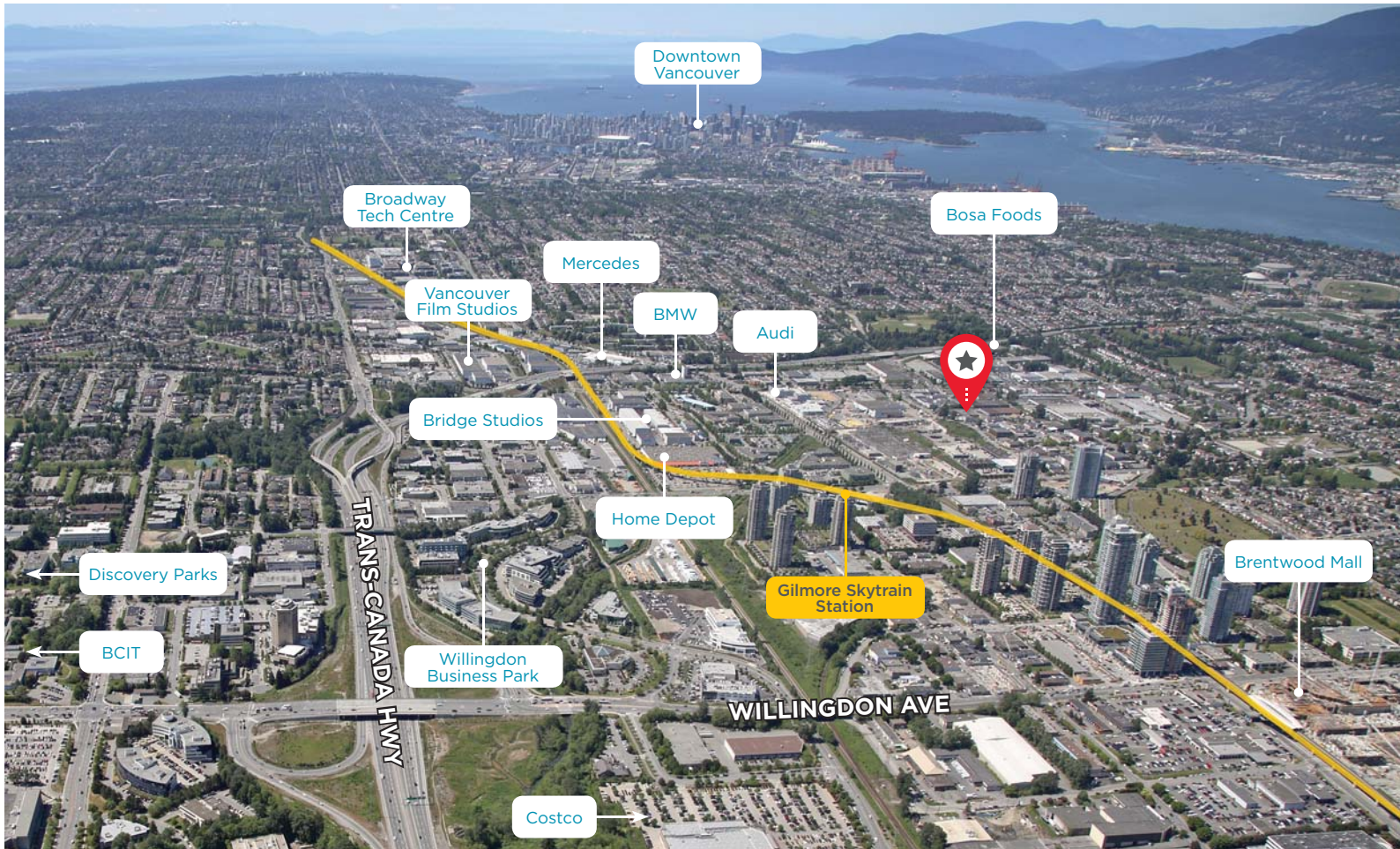
ASKING PRICE

\$7,125,000

* Purchaser to confirm







Flavio Unti
Industrial Sales & Leasing
604 640 5889
flavio.unti@cushwake.com