

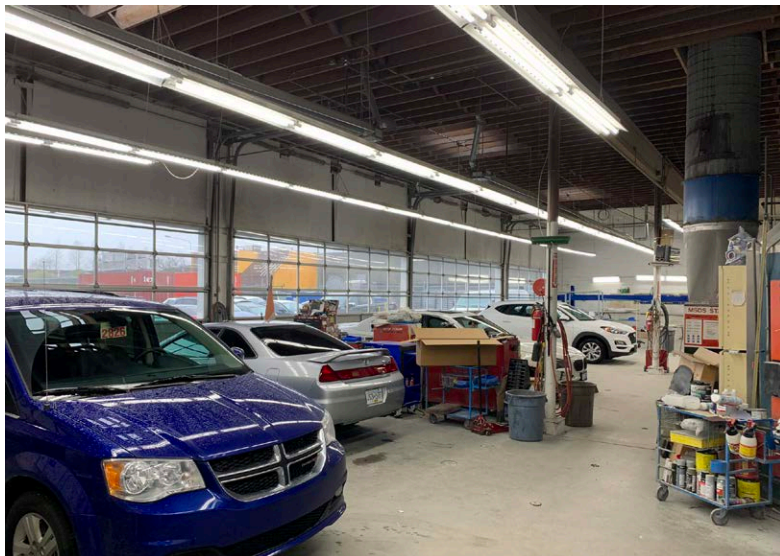


# FOR SALE

## 6919 MERRITT AVENUE

BURNABY, BC

9,104 SF INDUSTRIAL BUILDING ON A 26,267 SF SITE



**Blake Gozda**  
Personal Real Estate Corporation  
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### OPPORTUNITY

An Owner-Occupier has the opportunity to acquire a low site coverage property in a rapidly developing area of Burnaby. Amenities include close proximity to Metrotown's retail hub and quick access to SkyTrain. The subject property is positioned to benefit from growth in the area for years to come and redevelopment potential to light industrial. An almost perfectly square property with 3 points of ingress and egress, the Subject Property can be a candidate for flex-industrial redevelopment on its own either immediately or over the medium-to-long-term.

### LOCATION

The subject property is located in the central Kingsway and Beresford Industrial area of Burnaby. The Building offers potential purchasers excellent access to all areas of the Lower Mainland, due to Burnaby's central location. Kingsway (99A), a major transit way, is located just north of the subject site, providing access to surrounding communities such as New Westminster, Surrey, and Vancouver. Royal Oak SkyTrain station and transit are within walking distance.

### SITE SIZE

26,267 SF (0.60 acres) 165' x 160'

### BUILDING AREA

Office	704 sf
Warehouse	7,696 sf
Second Floor Office	704 sf
<b>Total Area</b>	<b>9,104 sf</b>

### FEATURES

- Concrete block construction built in 1958
- Approx. 16.5' clear ceiling heights in the warehouse
- 7 grade doors
- Radiant tube heating in the warehouse
- Rooftop HVAC servicing the office space
- 2 x 200 AMP Electrical Panels
- 23' x 23' column spacing in warehouse
- Outdoor wash bay
- Ample parking area and yard storage

### ZONING

M-4 Special Industrial Zoning

### OCP DESIGNATION

Royal Oak Plan | M-5 Light Industrial Potential

### PROPERTY TAXES (2019)

\$35,392.78

### POSSESSION

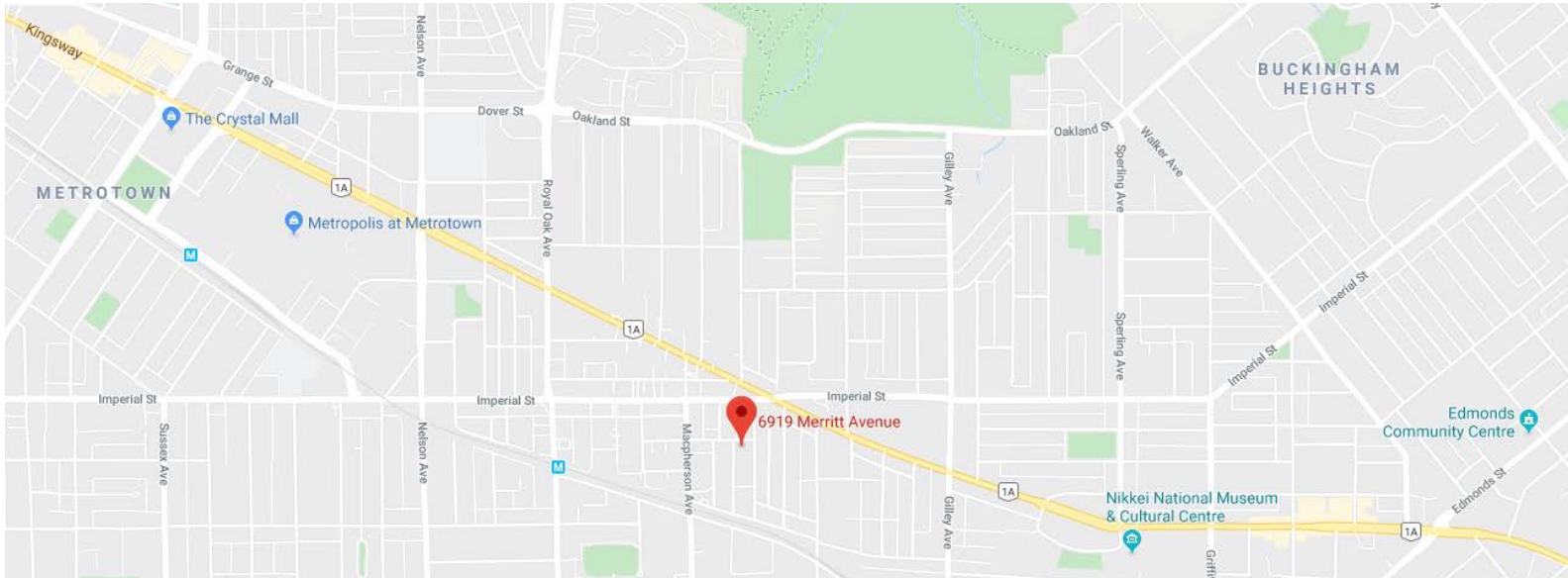
Vacant

### AVAILABILITY

Immediate

### ASKING PRICE

\$5,700,000



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