

FOR SALE

3905 2ND AVENUE, BURNABY

FREESTANDING BUILDING IN BRENTWOOD



FOR MORE INFORMATION PLEASE CONTACT
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PERSONAL REAL ESTATE CORPORATION

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TRUSS
REAL ESTATE GROUP

 STONEHAUS
REALTY

PROPERTY OVERVIEW

SUMMARY

This exceptional commercial property offers the perfect blend of location, versatility, and modern functionality. Renovated in 2012, the office portion is designed to accommodate various business needs, making it ideal for owner-operators or investors. Strategically located near Burnaby's Brentwood District, the property provides easy access to major transportation routes, ensuring excellent connectivity to Vancouver and the surrounding areas. The well-maintained structure is suitable for a wide range of commercial uses, offering flexibility and longterm potential. Whether you're looking to establish your business in a prime location or seeking a valuable addition to your portfolio, this property is an outstanding opportunity. Contact Savvi today to schedule a viewing and explore its full potential!

PROPERTY HIGHLIGHTS



Freestanding Building



Updated Oces



Central Location/Easy Access



Close to Highway



PROPERTY OVERVIEW

SALIENT FACTS

LOT SIZE

BUILDING SIZE ± 6,600 SF

PARKING ± 4,344 SF

ZONING Gated Lot

PROPERTY TAXES M3

PID \$28,700.15

LEGAL DESCRIPTION 003-061-647

LOT18,BLOCK34,PLANNWP1222, DISTRICT LOT 117, GROUP 1, NEW WESTMINSTER

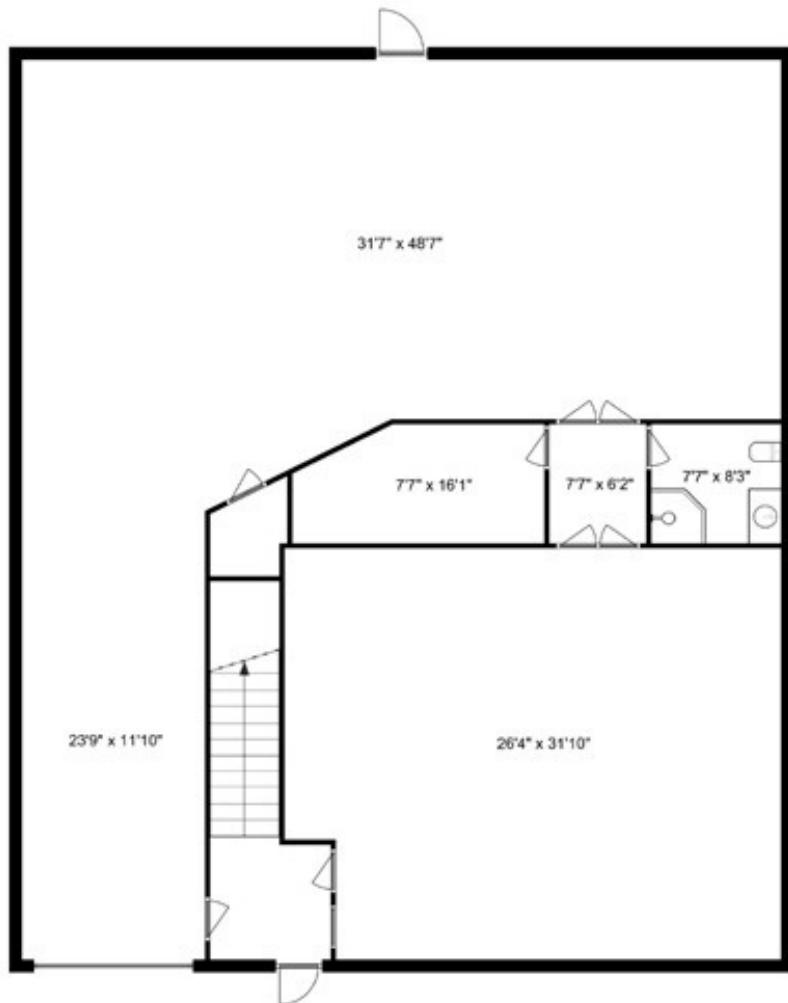
LAND DISTRICT

Disclaimer : Measurements are approximate and shall be verified by the Tenant if deemed important.



FLOOR PLANS

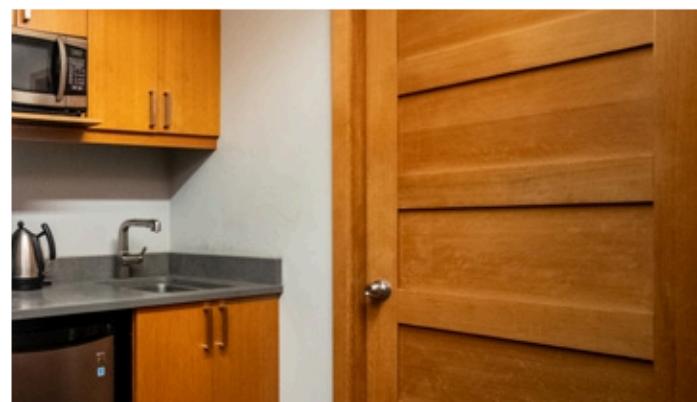
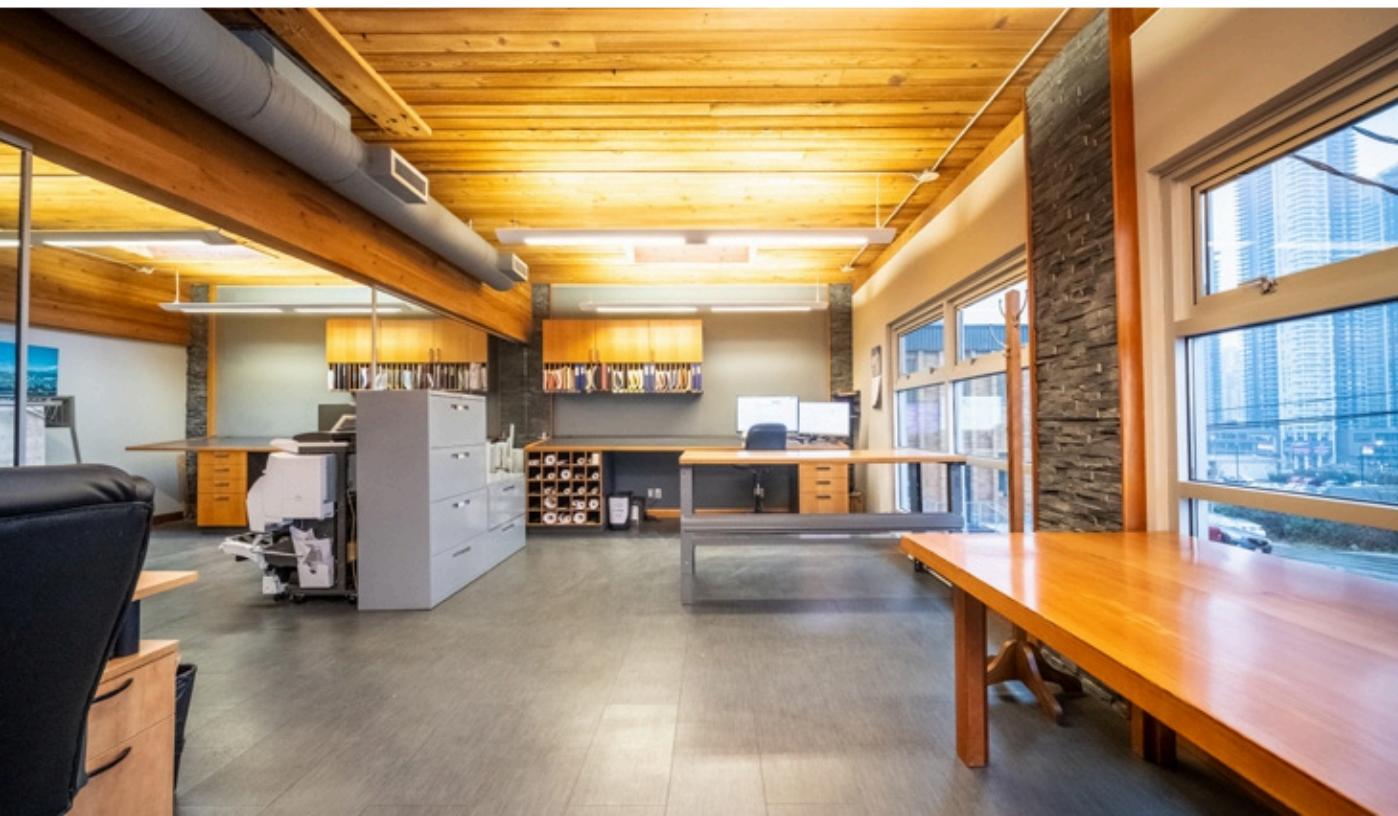
Main Floor



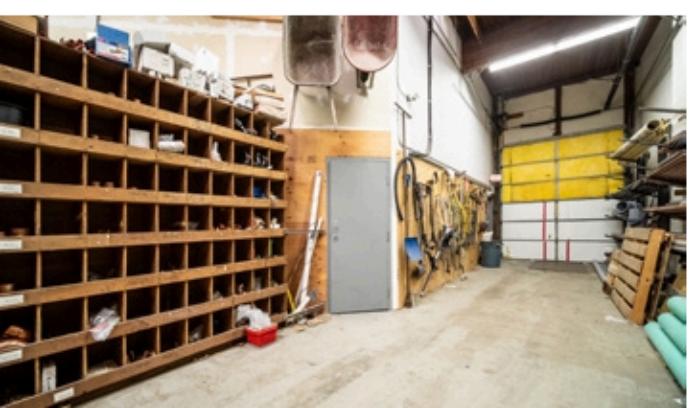
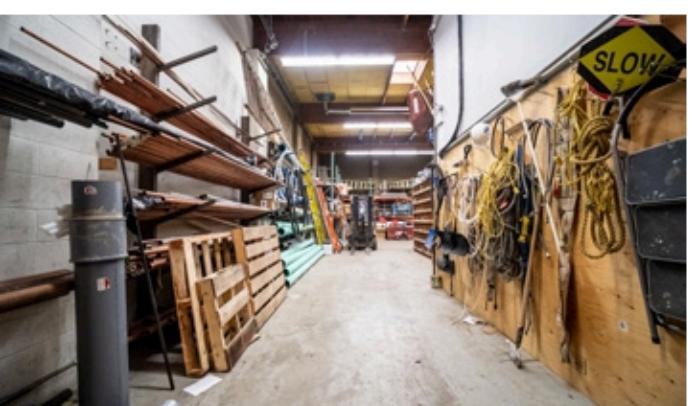
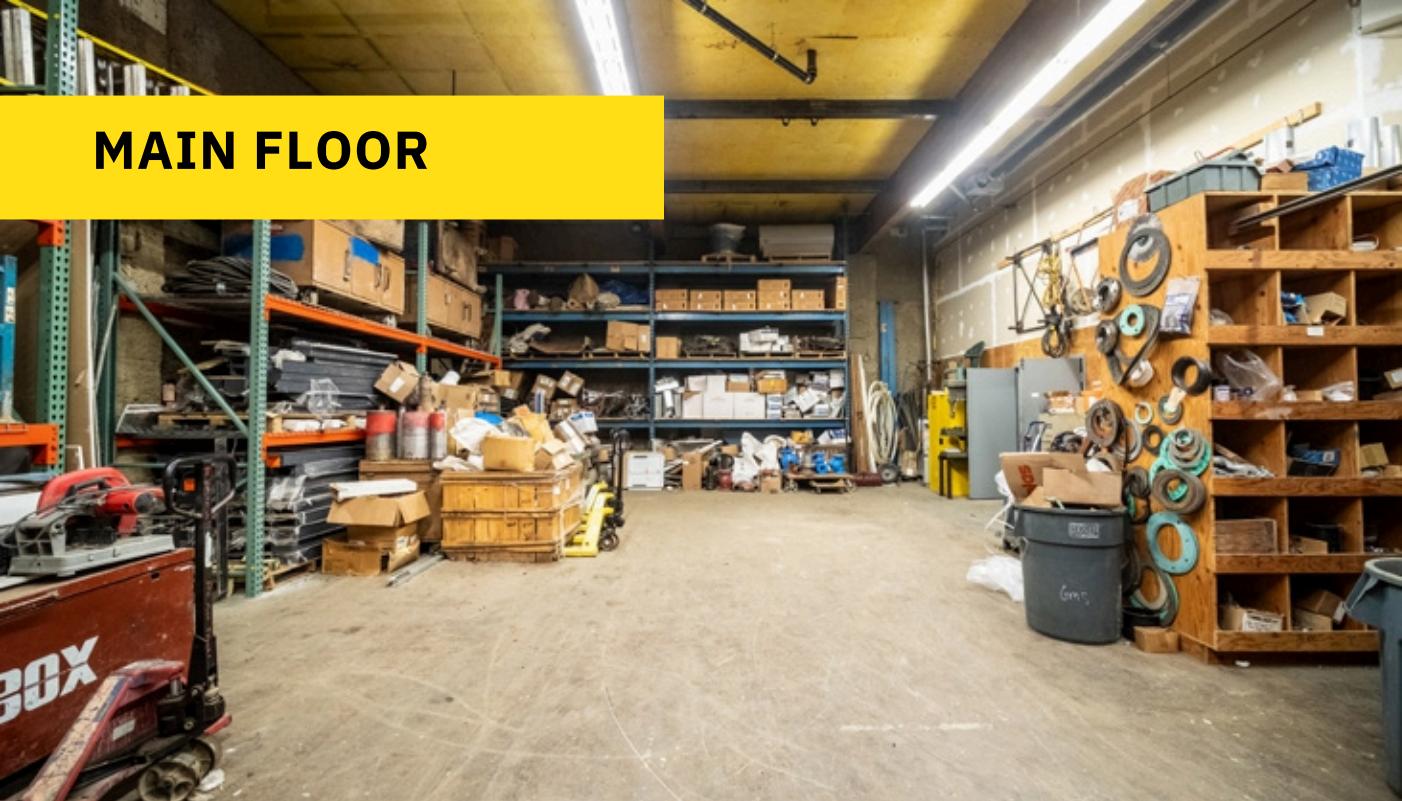
Second Floor



SECOND FLOOR



MAIN FLOOR

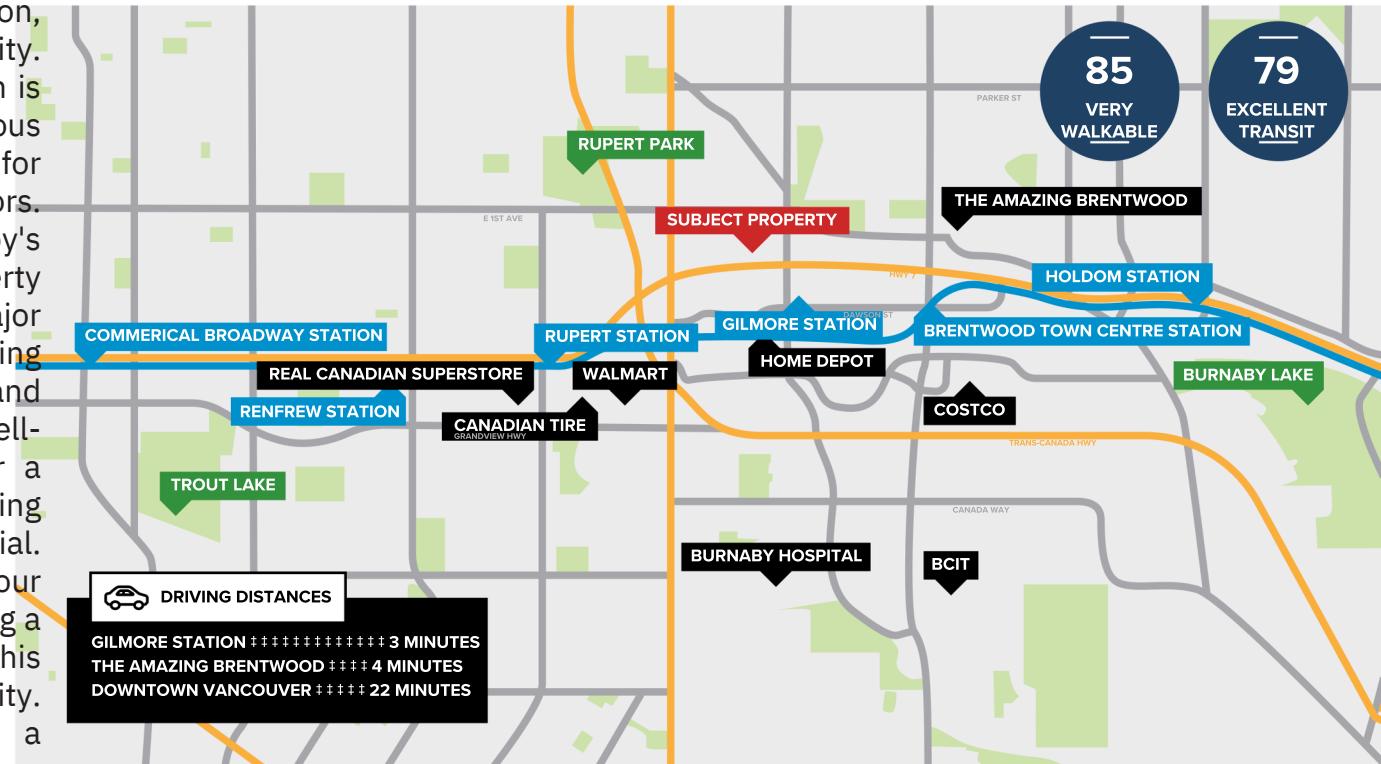


LOCATION OVERVIEW

BRENTWOOD

NEIGHBOURHOOD

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