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COMMERCIAL

Freestanding Commercial  
Building Near Burquitlam Station

For Sale

2849 North Road,  
Burnaby, BC





## SALIENT FACTS

### Address:

2849 North Road, Burnaby, BC

### PID:

002-881-707

### Legal:

Lot 129, Plan NWP48351, District Lot 8, Group 1, New Westminster Land District

### Land Size:

17,032 SF

### Building Area:

9,972 SF

### Year Built:

1976

### Construction:

Concrete Block

### Zoning:

C1

### Tenancy

Multiple

### NOI

Please Inquire

## DESCRIPTION

Freestanding, multi-tenanted professional office building on prime North Road corridor. Strategically positioned a few blocks across from Burquitlam Skytrain Station and numerous high-rise developments, this 2 storey building is an excellent holding property in a rapidly growing area. 4 retail tenants on the ground floor and 5 office tenants up, for a total GLA of 9,972 sq.ft. on a 17,032 sq.ft. corner lot. Private parking lot with 15 stalls. C1 Neighbourhood Commercial zoning.



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An aerial photograph of a city, likely Vancouver, showing a transit line (SkyTrain) running through the center. The line is elevated on a concrete viaduct. To the left of the line, there are several high-rise apartment buildings, some under construction. To the right, there are more residential buildings and a large construction site with a yellow crane. In the foreground, there are lower-rise houses and a green building. The background shows snow-capped mountains under a blue sky with some clouds.

BURQUITLAM  
STATION

SUBJECT PROPERTY

MORGUARD MASTER PLANNED COMMUNITY  
BURQUITLAM PLAZA

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