

FOR SALE 6961 RUSSELL AVENUE

BURNABY, BC

11,554 Sq. Ft. Freestanding Industrial Building
Located in Central Burnaby



CONTACT US

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CBRE



THE OPPORTUNITY

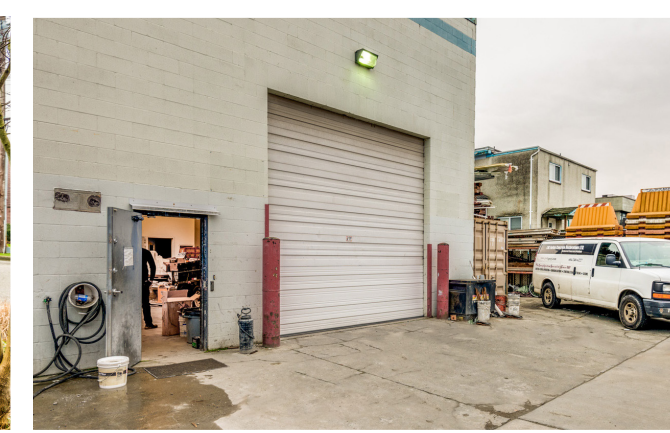
- » Rare freestanding building in central Burnaby near Metrotown
- » Over \$700,000 in office improvement work performed since 2015
- » Walking distance to Royal Oak SkyTrain Station
- » Potential to accommodate multiple tenancies
- » Over 100 feet of frontage along Russell Avenue
- » Excellent corporate appeal

BUILDING FEATURES

- » Concrete block construction
- » One (1) grade door – 14' (w) x 14' (h)
- » One (1) grade door – 10' (w) x 12' (h)
- » 400 amp / 600 volt 3-phase electrical service
- » Radiant warehouse heating
- » 21' 6" clear ceiling height (approx.)
- » Fluorescent lighting
- » Fenced yard area
- » Office HVAC

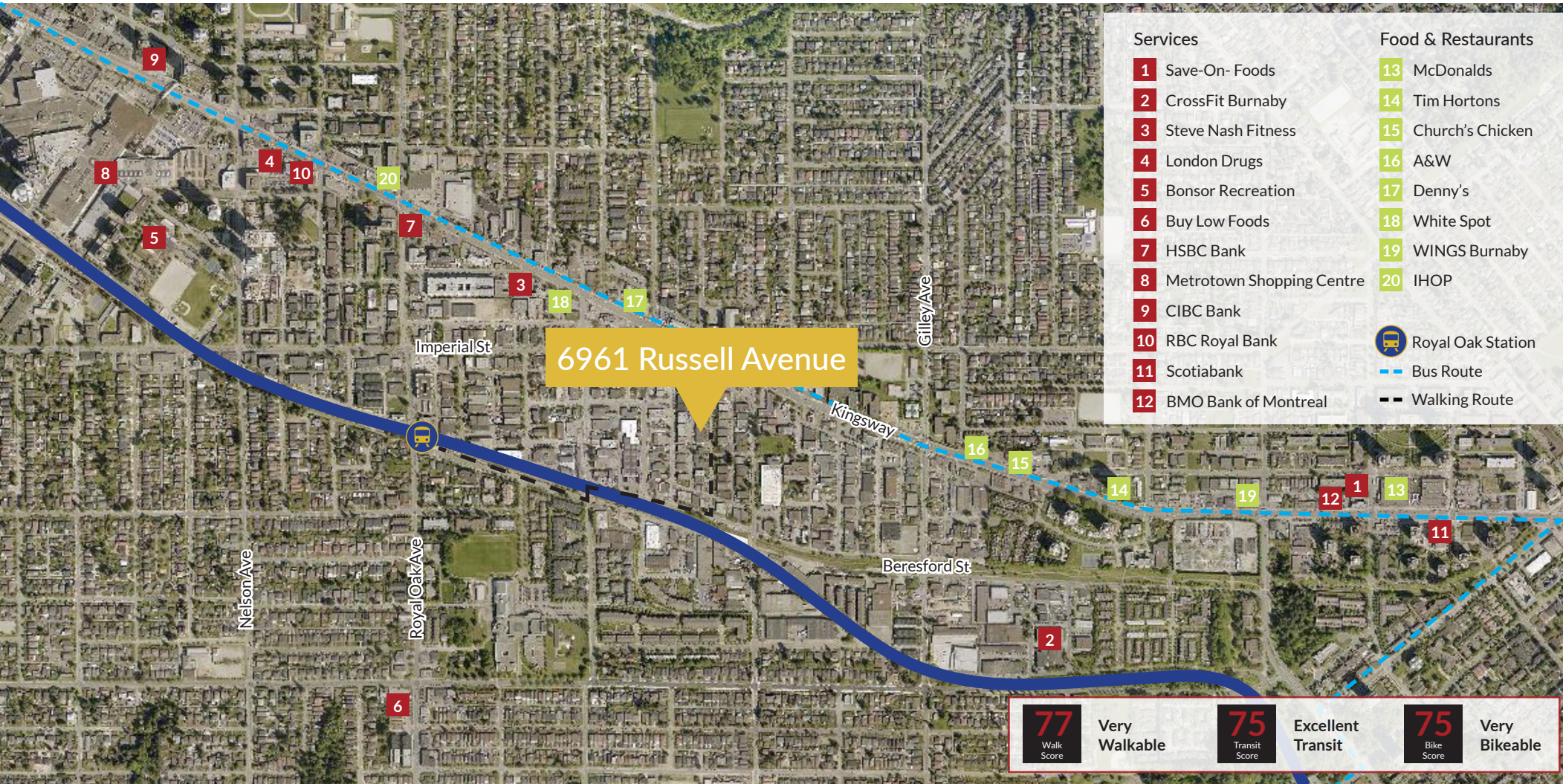
PROPERTY DETAILS

Site Size	0.341 acres (14,854 sq. ft.)						
Site Dimensions	112' (d) x 132' (w)						
Site Coverage	45%						
Year Built	1978						
Building Area	<table> <tr> <td>Main Floor</td> <td>6,602 sq. ft.</td> </tr> <tr> <td>Mezzanine</td> <td>4,952 sq. ft.</td> </tr> <tr> <td>Total</td> <td>11,554 sq. ft.</td> </tr> </table>	Main Floor	6,602 sq. ft.	Mezzanine	4,952 sq. ft.	Total	11,554 sq. ft.
Main Floor	6,602 sq. ft.						
Mezzanine	4,952 sq. ft.						
Total	11,554 sq. ft.						
Gross Taxes (2018)	\$33,364.06						
Zoning	M-4 (Special Industrial District)						
Asking Price	\$5,199,000						
Possession	Vendor requires a short-term leaseback. Please contact listing brokers for details.						



LOCATION

The property is located in the Beresford industrial area of Burnaby along the west side of Russell Avenue just south of Kingsway. Situated only a short 12-minute walk away from Royal Oak SkyTrain Station and serviced by the 112, 119, and N19 bus routes.



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