

# FOR SALE

8580 GREENALL AVENUE  
BURNABY, BC



17,063 SQ. FT. RARE FREE-STANDING  
INDUSTRIAL BUILDING SITUATED ON 1.066 ACRES



## OWNER-USER OR INVESTMENT OPPORTUNITY

Please note: The subject property is owner-occupied. The seller is operating an active business and wishes to keep the sale of the building confidential for business purposes. Please do not enter the property without an appointment. Employees are not aware of the property sale.

Royal LePage Ben Gauer & Assoc.

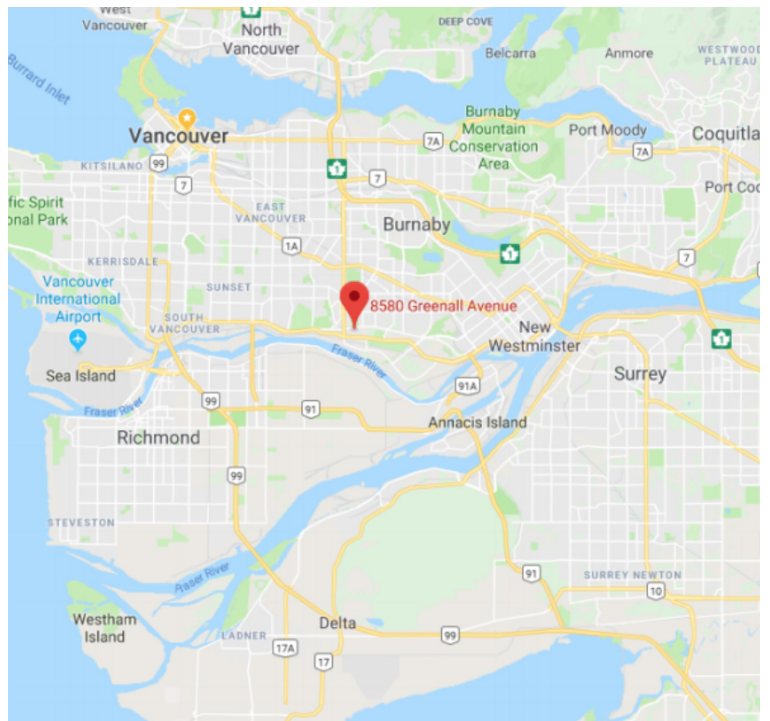
INDEPENDENTLY OWNED & OPERATED

Ben Gauer, FRI(E)  
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## TRAVEL TIMES

1. YVR	20 minutes	13.8 km
2. Downtown Vancouver	22 minutes	14.1 km
3. Deltaport	30 minutes	33.7 km
4. Fraser Surrey Docks	24 minutes	17.6 km
5. Surrey City Centre	18 minutes	15.7 km
6. USA Border	36 minutes	37.8 km
7. Metrotown	4 minutes	2.7 km
8. Skytrain	2-minute 180-metre walk to bus to Skytrain Station	



## DETAILS

### SITE SIZE

Approximately 1.066 Acres. Approximately 46,435 sq. ft.  
151.75' frontage on Greenall x 303.75' depth; 292' frontage on Keith Street.

### YEAR BUILT

1963; Approx. \$1,100,000 full renovation in 2007

### BUILDING AREA

15,000 sq. ft. floor plate  
1,732 sq. ft. second floor  
331 sq. ft. mezzanine

**17,063 sq. ft. total**

### Gross Taxes

\$46,147.89 (2019)



# LOCATION

- Convenient location two blocks from the City of Vancouver. One block north of Marine Way, south of Marine Drive and two blocks east of Boundary Road
- The Big Bend location in the heart of the Floral Supply District near Glenlyon Business Park.
- Easy access to all areas of the Lower Mainland including downtown Vancouver, Richmond and the Fraser Valley.
- The major east-west traffic corridor is Marine Way. The major north/south corridor is Boundary Road.
- Metrotown, Central Park, Big Bend Crossing, Marine Way Market and Riverway Golf Course are near the subject property offering numerous amenities and transportation options.
- Excellent public transit access for employees with the bus only 2 minutes and 180 metres away.

# ZONING

- M-5 Light Industrial proving a wide range of industrial uses.
- All permitted uses shall be housed completely within an enclosed building except for permitted agricultural uses, parking and loading facilities.
- Uses permitted include offices, equipment sales & repair, radio, TV & motion picture rehearsal and production studios, laboratories, manufacturing, warehousing, wholesale, agricultural uses.
- Maximum height: 39.37'
- The property is situated in the Big Bend Business Centre area under the City of Burnaby's Big Bend Neighbourhood Concept Plan

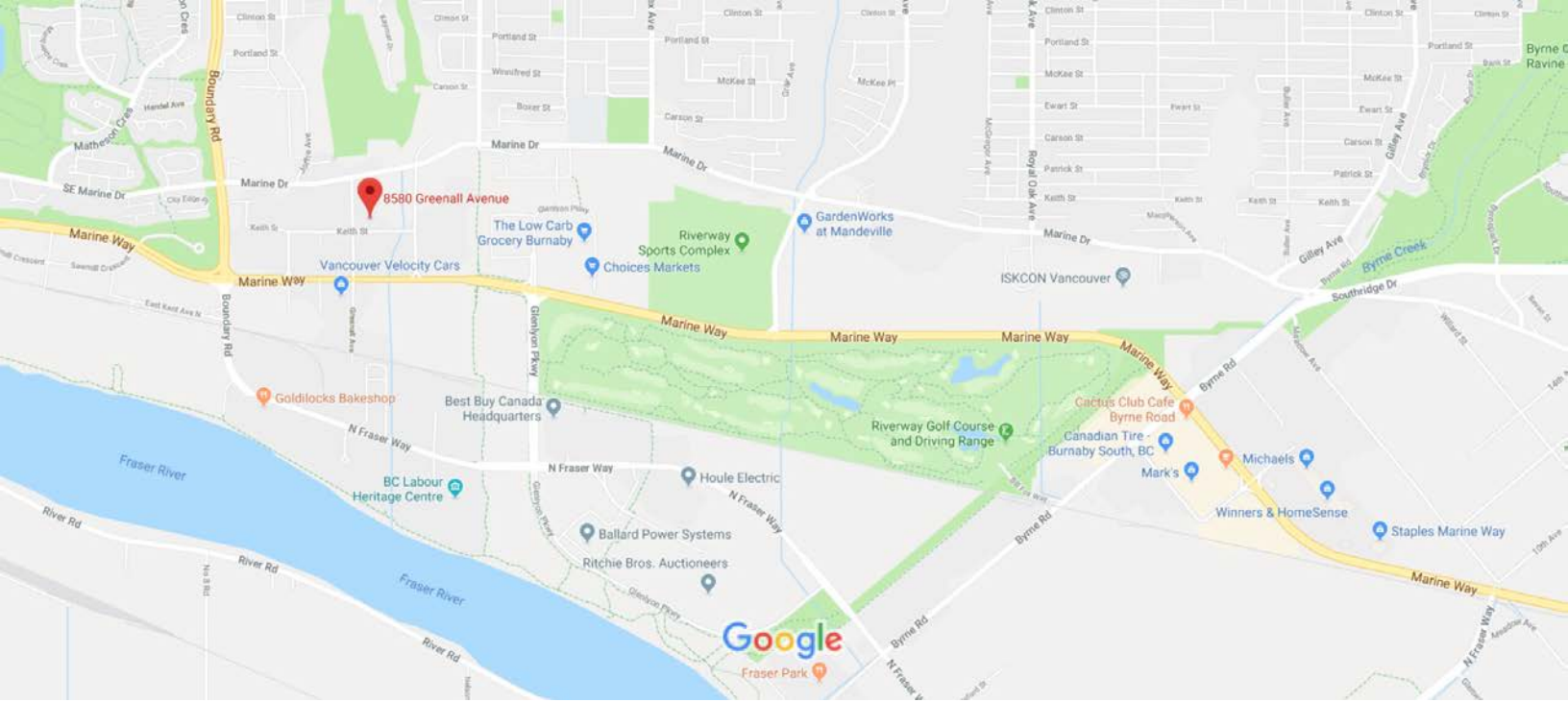
# SITE FEATURES

- ON-SITE PARKING: 57 spaces plus loading areas. Additional ample street parking
- Corner site with two road frontages: On the northeast corner of Greenall Avenue and Keith Street
- Secured, paved and gated rear yard area
- Excellent on-site parking, storage, circulation and loading space
- Easy truck maneuverability
- Two access/egress points
- 32% site coverage with excess yard area
- Yard lighting on north, east and west sides of the building.
- In-ground irrigation
- Potential of adding over 8200 sq. ft. floor plate to achieve a possible 50% site coverage plus additional second floor space.
- Larger neighbourhood site assembly potential

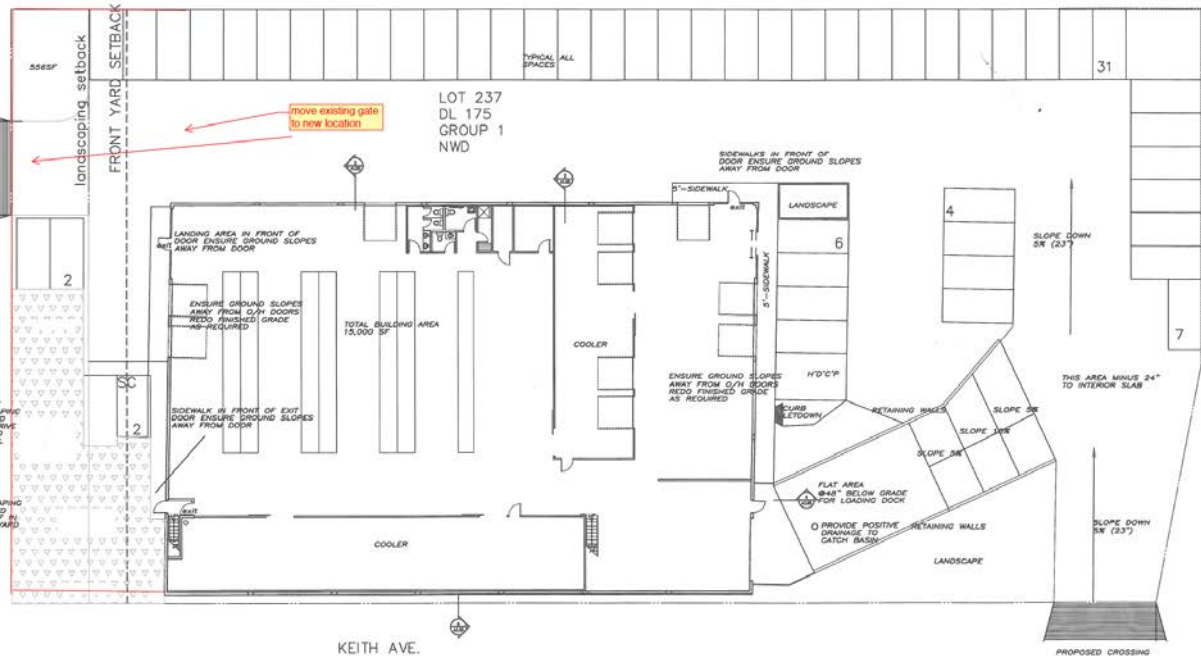


## BUILDING FEATURES

- Building was fully renovated in 2007 (approx. \$1,100,000) including new roof, windows, concrete floors, exterior cladding, heating, plumbing, electrical, washrooms, coolers, offices, overhead doors, passage doors, renovated foundations, piling and 60% of the yard pavement
- Two loading docks, one dock loading door
- Glass storefront entrance door system
- Four grade glass loading doors with rough-in openings for two more grade loading doors.
- Air-conditioned office area and 4 overhead gas-fired space heaters
- Two walk-in coolers: 1925 sq. ft. and 1300 sq. ft. (3225 sq. ft. total)
- 400 A 600 V, 3 phase power
- Fully sprinklered
- Open office area, private office
- Lunchroom
- Board room
- Three washrooms and change room with a shower
- Potential to add caretaker suite
- Concrete block construction with a generous number of windows providing natural light and galvanized aluminum exterior cladding.
- Ceiling height: 15'7": to underside of trusses
- Back-up generator
- T-5 Lighting



# SITE PLAN



NEW 6' HIGH FENCE  
ALONG PARKING AND  
RETURN ALONG NORTH  
PROPERTY LINE AS  
SHOWN

LOT 238

1 SITE PLAN  
SCALE: 1/16" = 1'-0"



# 2018 BC ASSESSMENTS

Land: \$3,988,000  
Building: 537,000  
Total: \$4,525,000

## LEGAL DESCRIPTION

LOT 237 PLAN NWP67220 DISTRICT LOT 175 GROUP 1 LAND DISTRICT 36  
PID 002-114-771

## PRICE

\$6,300,000

## SALE TYPE

Share sale

## PREFERRED POSSESSION

Vacant possession 60 days after waiver of conditions.



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