

7418 Sixth Street
Burnaby,
British Columbia

**VACANT
FREESTANDING
OFFICE BUILDING FOR
SALE**

partnership.
performance.

**AVISON
YOUNG** Intelligent
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SOLD



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Opportunity:

Well maintained, freestanding office building in Burnaby, B.C. Ideal purchase for an owner user or an investor.

Location:

7418 Sixth Street is ideally located two blocks south of Edmonds Street at 6th Street and 18th Avenue in Burnaby, B.C.

New Westminster's downtown core is only minutes away and access to Canada Way is within three blocks. Kingsway and Highway #1 are both only minutes away by car.

The Building:

Two-storey freestanding cinder block building comprised of 5,332 square feet split over 2 levels. Recent upgrades include air-conditioning, double-glazed windows, new exterior siding and security throughout, 400 AMP Electrical service plus two washrooms on the ground floor.

Parking:

Eight surface parking spots plus street parking

Age:

40 years old
(Completely renovated in 1982)

Zoning:

C-4 Service Commercial
Go to www.burnaby.ca for a complete description.

Legal Description:

Lot 15 District Lot 28 Group 1 New Westminster
District Plan 10459 PID # 003 048 802

Property Taxes:

\$10,686.35 (2007)

Lot Size:

60 feet x 100 feet
Total: 6,000 sq. ft.

Sale Price:

\$970,000.00

