



**FOR SALE**  
SMALL BAY STRATA UNITS  
**UNITS #101 - 7450 Lowland Drive**  
**Burnaby, B.C.**

*3,518 sq. ft.*



\*3,518 sq. ft.

\*Excellent power

\*Easy access to Marine Way

\*Priced at \$599,000

For Further Information, Please Contact:

\*PETER HALL / \*CHRIS DAVIES - RE/MAX CENTRAL

\*Personal Real Estate Corporation

Telephone: (604) 718-7300 \* Facsimile: (604) 718-7307 \* E-Mail: [remax@axion.net](mailto:remax@axion.net)

## UNITS #101 - 7450 LOWLAND DRIVE, BURNABY, B.C.

**LOCATION:** 7450 Lowland Drive is located in the heart of the Big Bend Industrial area of South Burnaby. Strategically located at the foot of Byrne Road, access is direct to Marine Way Market providing a wide variety of service commercial uses. Lowland Drive provide easy access to Marine Way via North Fraser Way to Boundary Road and now East through Marine Way Business Park.

**ZONING:** M-3 Industrial allowing for all M-2 and M-1 uses.

**BUILDING FEATURES:** The building is constructed of structural steel and finished with architectural metal cladding . The building has significant glazing on both levels providing for an excellent office environment. Offices at the front with loading at the rear of building. Most office areas and warehouse areas are air conditioned.

### BUILDING

<b>AREA:</b>	Main Floor office	600 sq. ft.
	Main Floor warehouse/service area	1,518 sq. ft.
	Second Floor	<u>1,404 sq. ft.</u>
	Total	3,518 sq. ft.

### BUILDING

**FEATURES:** The building is a prime Street front corner unit with abundant south and west facing glazing. The premises have been finished to a first class standard and currently show as new. Features include:

- \*Over 1,400 sq. ft. of fully air conditioned second floor office with multiple private offices, washroom and large open areas.
- \*The main floor features a lunch room, large meeting room, server room and handicapped accessible washroom.
- \*The warehouse features 18' fully painted demising walls, sealed and painted floors, 12 foot grade level loading door and additional storage mezzanine.

### PROPERTY

**TAXES:** \$6,699.19 (2010)

### STRATA FEES

**(Per Month):** \$191.02 per month

### PURCHASE

**PRICE:** \$599,000.00

For Further Information, Please Contact:

\*PETER HALL / \*CHRIS DAVIES - RE/MAX CENTRAL

\*Personal Real Estate Corporation

Telephone: (604) 718-7300 \* Facsimile: (604) 718-7307 \* E-Mail: remax@axion.net