



**FOR SALE or LEASE**  
**High Exposure Strata Unit**  
**#103 - 3989 Henning Drive, Burnaby, B.C.**



**LOCATION:** The subject Strata unit is located within the Bridge Business Park, conveniently located between the Trans Canada and the Lougheed Highways, one half block from the Gilmore Sky Train Station.

**ZONING:** M-5

**UNIT AREA:** Office: 1,240 sq. ft.  
Warehouse: 632 sq. ft.  
**Total: 1,873 sq. ft.**

**BUILDING**

**FEATURES:**

- Fully air conditioned office area
- Three private offices
- Expansive reception area
- Separate boardroom
- T-Bar ceiling, fluorescent lighting
- Coffee bar and sink
- 20' clear warehouse ceiling
- Rear grade level loading
- 2 designated parking stalls

**PROPERTY**

**TAXES (2010):** \$6,820.07

**STRATA FEES:** \$227.39 per month

**LEASE RATE:** \$14.00 per sq. ft. plus H.S.T. or \$2,185.16 per month plus H.S.T.

**SALE PRICE:** \$569,000

**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**