

FOR SALE

OWNER-USER OR REDEVELOPMENT OPPORTUNITY

7220 WINSTON STREET, BURNABY, BC



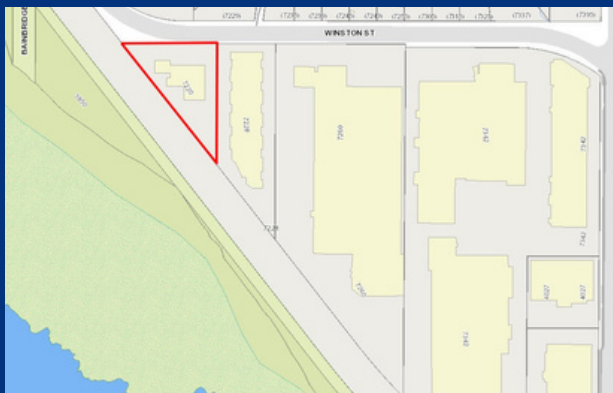
ASKING PRICE: \$12,999,000

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LOCATION

Located in North Burnaby's industrial core, the property is just 3 minutes from the Kensington Avenue exit and 5 minutes from the Gagliardi Way exit off Highway 1. With proximity to Lougheed Highway, Brentwood Town Centre, SkyTrain, and key amenities, the location offers exceptional connectivity for both transportation and business operations.



OPPORTUNITY

This rare opportunity offers a chance for an owner-occupier to secure a foothold in Burnaby's competitive shrinking industrial sector. The property offers vacant possession for new operations and uses to start. With a functioning warehouse and workshop, improved office and large yard space there is a wide range of uses that this property can accommodate.



FEATURES

Featuring a standalone building with dual access points from Winston Street, an excellent layout, high ceiling warehouse, workshop, lunchroom, improved office, a large yard and 15 parking stalls.

Lot size: 1.11 Acres

Secured yard space: 16,000 sf

Improved office space: 1,500 sf

Warehouse and work shop: 9,000 sf

Zoning: M2 zoning permits a wide range of industrial and manufacturing uses.

Power: 3-phase, 200 Amps, 600 Volt

*All areas are approximate and to be verified by the buyer.



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