

FOR SALE

1735 Douglas Road, Burnaby, BC

Future Potential Residential Zoning - Brentwood Town Centre



*+/- 45,000 SF BUILDING
ON 1.25 ACRES (54,642 SF) OF LAND*

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 **CUSHMAN &
WAKEFIELD**[®]
Global Real Estate SolutionsSM

FOR SALE

1735 Douglas Road, Burnaby, BC

LOCATION

1735 Douglas Road is located 1.5 blocks North of Lougheed Highway and just south of East 1st Avenue between Gilmore Avenue and Douglas Road in the Brentwood Town Centre area of Burnaby. The Town Centre is the focus of higher density and higher intensity residential and commercial uses.

OPPORTUNITY

To purchase a freestanding industrial facility of approximately 45,000 sf on two self contained levels. The building is fully sprinklered, has good ceiling heights, heavy 3 phase electrical power and floor drains making the building ideal for food related uses or a wide variety of warehouse distribution or manufacturing uses. There is also future multi-level residential rezoning potential.

SITE SIZE

1.25 acres (54,642 sf) with street frontage on both Douglas Road and Gilmore Avenue.

ZONING

Currently zoned M1 Industrial although there is future rezoning potential for multi-level residential as the property is located in the Brentwood Town Centre.

LEGAL ADDRESS

1735 Douglas Road, Burnaby, BC
Lots 2 & 3
Plan 3482
District Lot 120
Land District 37
PID 010-990-356

PROPERTY TAXES

\$90,497.35 (2009)

BUILDING AREA

Lower Floor	±22,000 sf
Upper Floor	±23,000 sf
Total	± 45,000 sf

BUILDING FEATURES

- Fully Sprinklered
- Concrete block construction
- Douglas Road and Gilmore Avenue exposure
- Heavy 3 phase electrical
- Dock level loading (each unit)
- 1 oversized grade level door
- 16' clear ceiling heights
- Floor drains
- Cooler and freezers available
- Ample parking
- Building predesigned for 4 units
- Floor plans available
- Epoxy floors

SALE PRICE

\$7,200,000.00

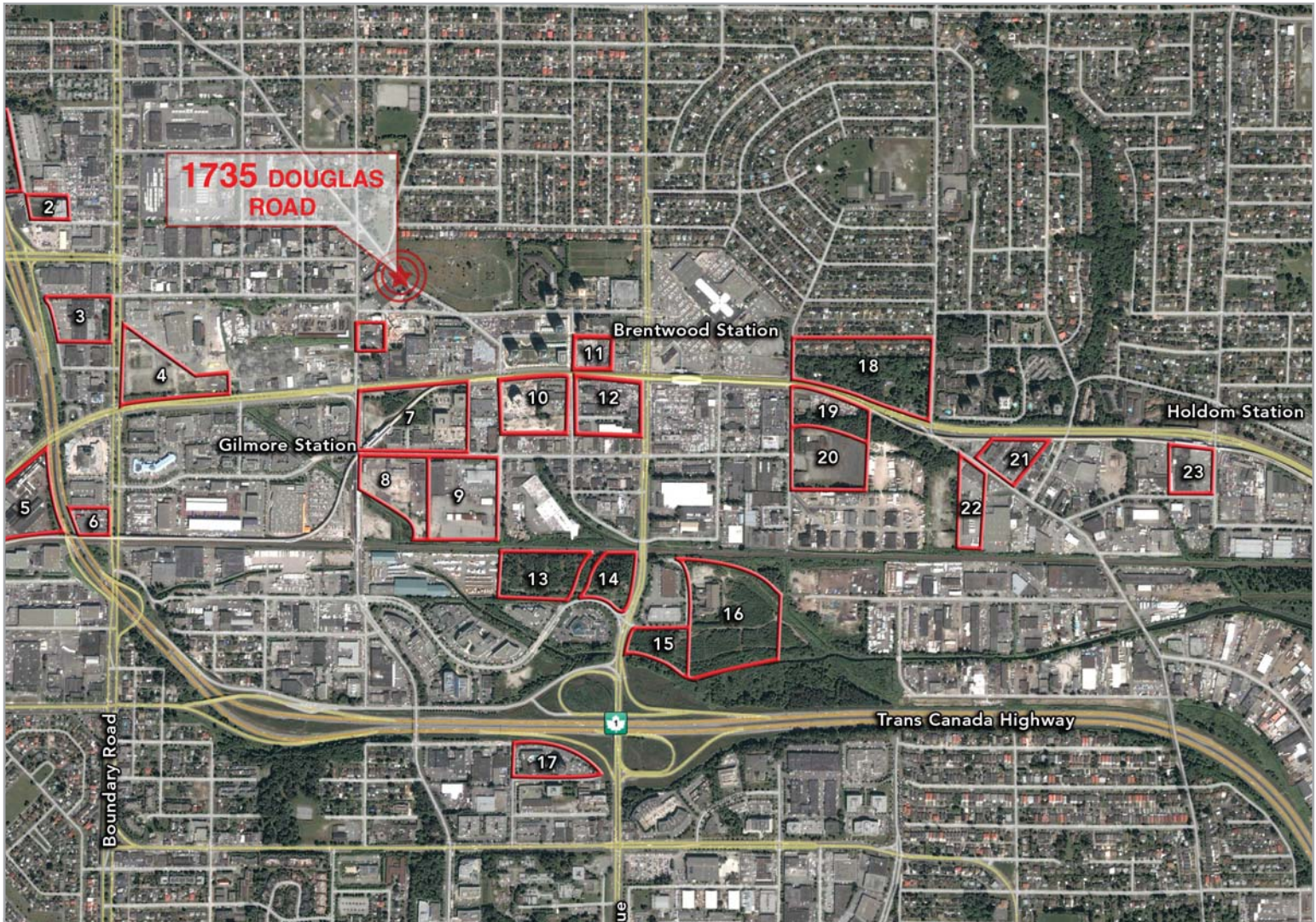
OCCUPANCY

60 days notice..

FUTURE RESIDENTIAL DEVELOPMENT SITE

BRENTWOOD TOWN CENTRE

1735 Douglas Road, Burnaby, BC



CURRENT NORTH BURNABY/LOUGHEED CORRIDOR DEVELOPMENT ACTIVITY

- | | |
|--|---|
| 1. Bosa Foods (\$8m project) | 13. Future location of Destination Toyota |
| 2. Vanoc (Vancouver Olympic Committee) – 250,000 sf office building | 14. Morrey Nissan / Morrey Infinity |
| 3. Trev Deeley Motorcycles (\$25m project) | 15. New 8,000 sf Keg Restaurant |
| 4. Translink - 7 acres | 16. New 175,000 sf Costco |
| 5. Open Road Auto Group –7 acres (future auto sites) | 17. Gateway Casino (\$80,000,000 hotel casino expansion) |
| 6. Open Road Audi (new store) | 18. Ledingham McAllister – highrise tower & 6 low rise residential projects |
| 7. Standard Life – Comprehensive High Density Development – 13 acres | 19. Ledingham McAllister – Woodframe residential project |
| 8. Anthem Properties – New “Tandem” highrise towers | 20. Polygon – “Watercolors” highrise residential |
| 9. Millenium – New “Oma” highrise towers | 21. Qualex Landmark – “Luxe” highrise residential |
| 10. Embassy Development – New “Renaissance” highrise towers | 22. Ledingham McAllister – “Perspectives” high density residential |
| 11. Appia Development – New “Citi” highrise tower & office building | 23. Embassy Development – “Legacy” 2 highrise & retail |
| 12. Appia Development – Madison Pacific mixed project | |

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