

FOR SALE
7865 VENTURE STREET
BURNABY, BC

1.1 ACRE E1 EMPLOYMENT DISTRICT
INDUSTRIAL PROPERTY



7865 VENTURE STREET

BURNABY, BC



THE OFFERING

Cushman & Wakefield ULC (“C&W”) is pleased to present the opportunity to acquire a 100% freehold interest in 7865 Venture Street, Burnaby, BC (the “Property”). The Property offers owner-occupiers, investors and developers a highly sought-after and strategically located site suitable for redevelopment to meet long-term operational requirements.



EXISTING BUILDING - SALIENT DETAILS

Site Size	1.1 acres
Zoning	E1 - Employment District
Building	Ground Office 3,057 sf
	Warehouse 23,218 sf
	Mezzanine 1 3,057 sf
	Mezzanine 2 206 sf
	Total 29,538 sf
<i>*Contact listing agents to discuss demolishing building.</i>	
Constructed	1971 / Addition to North completed 1984
Warehouse Clear Height	14’ – 18’ Clear
Loading	4 dock, 2 grade doors
Power	600 amp, 600 volt
Property Taxes	\$121,268.70 (2026)
Available	Immediately
Sale Price	\$10,990,000 \$10,200,000

INVESTMENT HIGHLIGHTS

PRIME 1.1 ACRE DEVELOPMENT SITE LAKE CITY INDUSTRIAL NODE



1.1 acres of E1 Employment zoned land in the highly sought-after Lake City area of Burnaby.



Rare opportunity to acquire industrial land in a built-out, land-constrained submarket.



Located within an established industrial node characterized by institutional ownership.

STRONG CONNECTIVITY & INDUSTRIAL FUNDAMENTALS



Immediate access to Highway 1 and Lougheed Highway, providing direct east-west regional distribution routes across Metro Vancouver.



Convenient access to Lake City Way SkyTrain Station, enhancing workforce accessibility and future tenant appeal.



Centrally located within the Lake City employment node, offering proximity to major business parks and corporate occupiers.



Burnaby continues to experience historically low industrial vacancy and limited new land supply, supporting long-term rental growth and asset appreciation.

CLEAR REDEVELOPMENT PATHWAY



Positioning the offering as a demolition and redevelopment opportunity allows purchasers to capitalize on a strategically located site within a well-established industrial district.



Building demolition quotes are in hand, providing clarity on redevelopment planning and cost considerations.



Rare opportunity to acquire functional industrial land without the constraints of long-term tenancy.

FLEXIBLE E1 EMPLOYMENT DISTRICT ZONING



Permits a wide range of industrial uses, including warehousing, distribution, manufacturing, technology, film production, laboratory, and office uses.



Ability to design and construct a modern facility tailored to current industrial specifications and user requirements.



OCP designation supports Employment uses, reinforcing long-term industrial viability and policy alignment.



Strategic location within a designated employment area supports continued economic growth and job creation.



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DRIVE TIMES

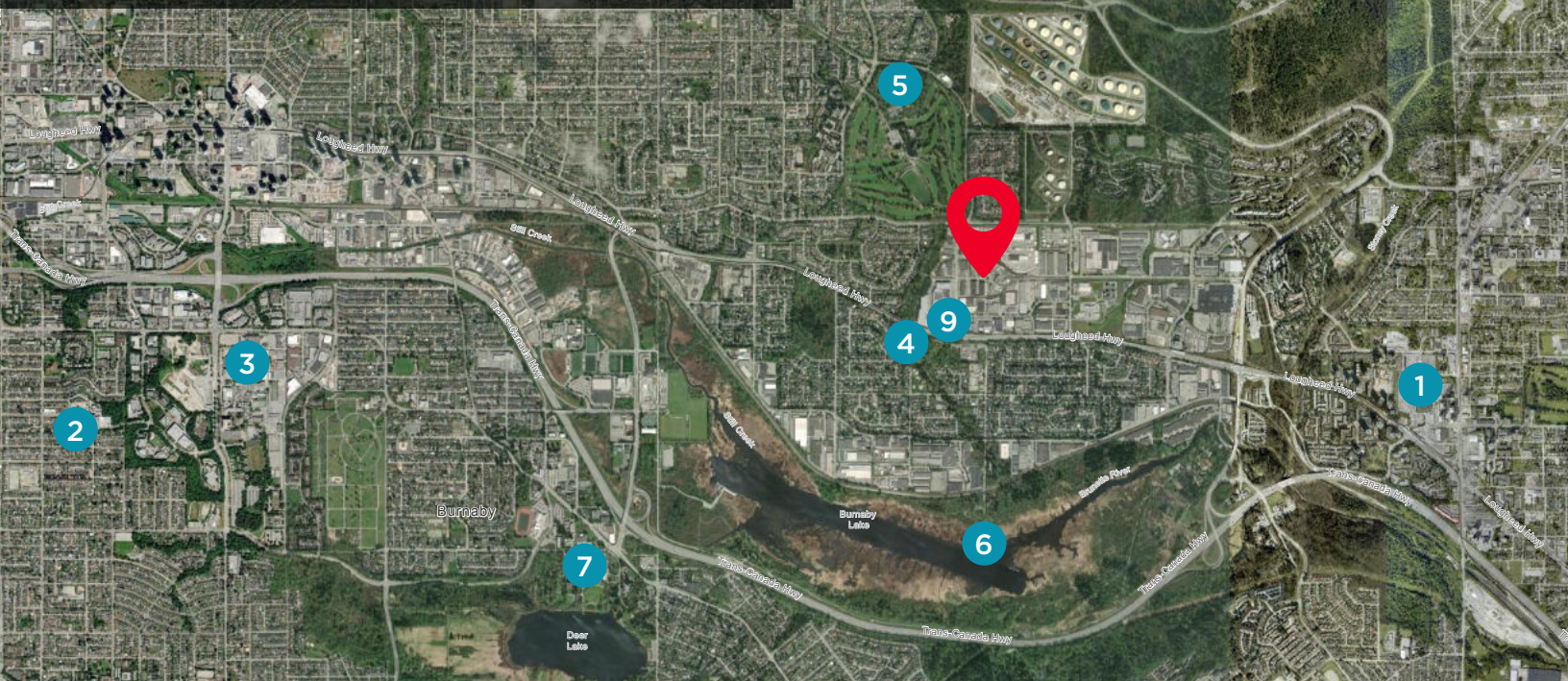
Downtown: **30 Min**

Coquitlam: **24 Min**

Port Kells: **22 Min**

Airport: **40 Min**

Vancouver Port: **28 Min**



1. Lougheed Shopping Centre
2. Burnaby Hospital
3. British Columbia Institute of Technology

4. Charles Rummel Park
5. Squint Lake Park
6. Burnaby Lake Regional Park

7. Burnaby Art Gallery
8. Simon Fraser University
9. Lake City Way Skytrain Station



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