

FOR SALE

29,538 SF WAREHOUSE & OFFICE ON 1.1 ACRES

7865 VENTURE STREET • BURNABY, BC



VACANT POSSESSION AVAILABLE



THE OFFERING

Cushman & Wakefield ULC (“C&W”) are pleased to present the opportunity to acquire a one hundred percent freehold interest in 7865 Venture Street, Burnaby, BC (the “Property”) which offers owner-occupiers or investors a highly sought after and strategically located 1.1 acres; a 7 minute walk from Lake City Way Skytrain Station.



SALIENT DETAILS

Site Size	1.1 acres
Zoning	M3 Heavy Industrial 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>*Purchaser to confirm square footage</i>
Cooler Space	4 coolers ranging in size from 600 sf to 1,800 sf
Constructed	1971 / Addition to North completed 1984
Warehouse Clear Height	14' – 18'
Loading	4 dock, 2 grade doors
Power	1200 amp, 240 volt, 3-phase
Property Taxes	\$113,540.56 (2024)
Available	Immediately
Sale Price	\$13,150,000 \$10,999,999



LOCATION

The Property is strategically located on the North side of Venture Street, East of Lake City Way and two blocks North of Lougheed Highway. The Property provides excellent access to the Trans Canada Highway 1, Lougheed Highway, and surrounding community. The close proximity to the Lake City Way Skytrain Station is highly desirable among occupiers.





D. NATHAN KEWIN
 Personal Real Estate Corporation
 Vice President
 +1 604 640 5885
 nathan.kewin@cushwake.com

BLAKE GOZDA
 Personal Real Estate Corporation
 Vice President
 +1 604 608 5971
 blake.gozda@cushwake.com

JEEVAN BATH
 Associate
 +1 778 401 6294
 jeevan.bath@cushwake.com