

FOR SALE

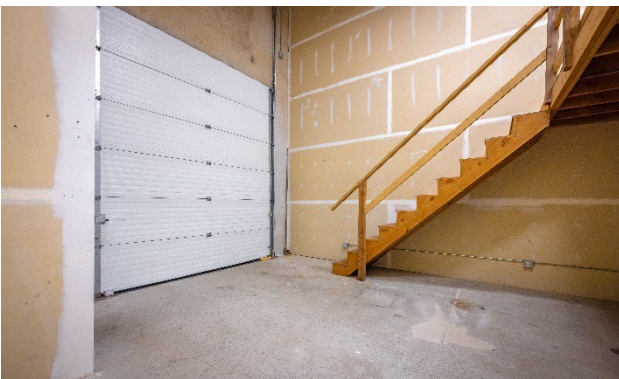
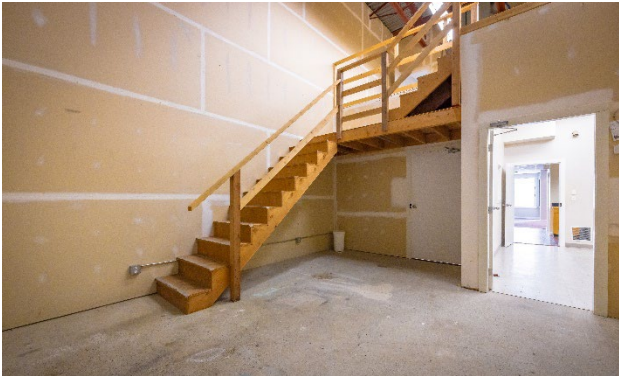
**CUSHMAN &
WAKEFIELD**



BRIDGE BUSINESS CENTRE

Unit 121 - 3989 Henning Drive
Burnaby, BC V5C 6N5

VACANT POSSESSION AVAILABLE



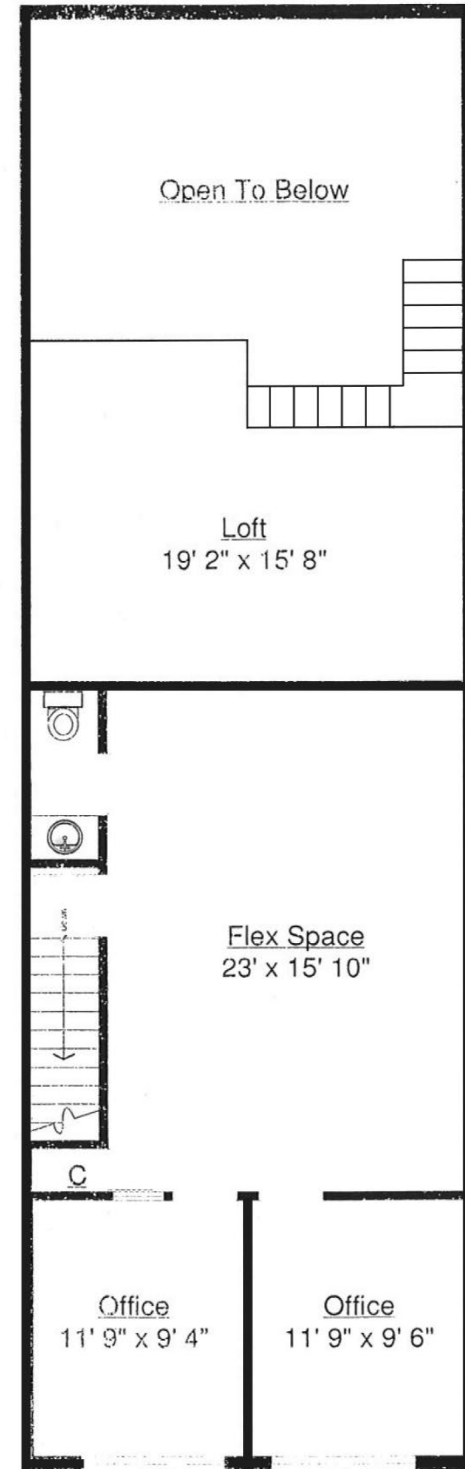
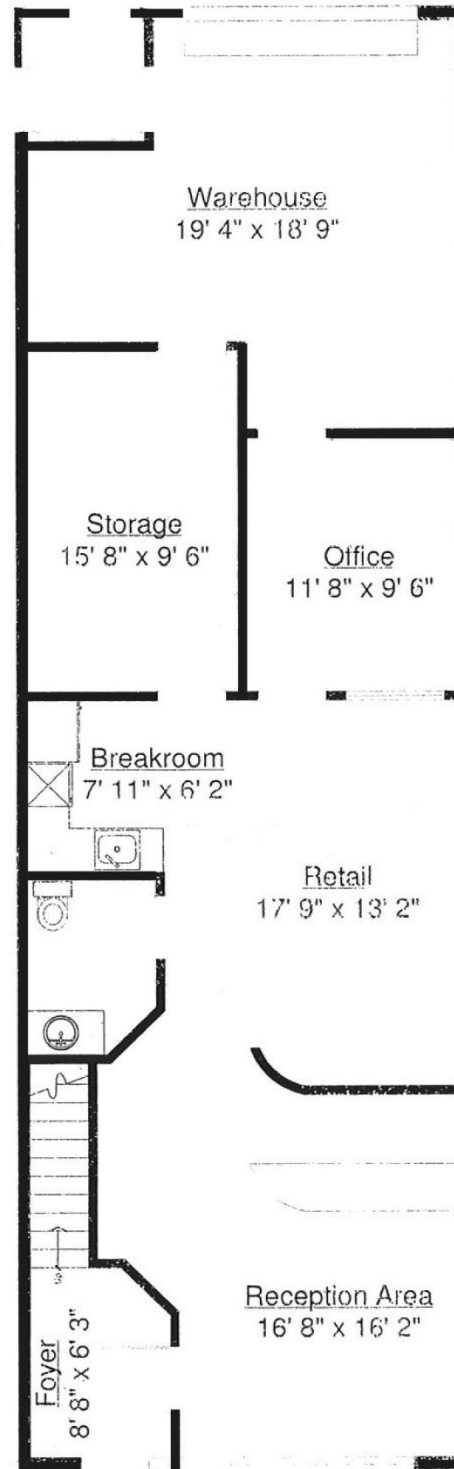
PROPERTY DETAILS

This office / flex building is primely located 1 block from the Gilmore Skytrain station just west of Gilmore Avenue and Henning Drive in the prestigious Bridge Business Park. This Business Park is conveniently located at the intersection of Boundary Road, Lougheed Highway and Gilmore Avenue, providing an unsurpassed level of accessibility to the Greater Vancouver area via the Trans Canada Highway, the Lougheed Highway and the Gilmore Skytrain Station.

HIGHLIGHTS/

AVAILABILITY:	Immediate
SALE PRICE:	\$1,688,775
PROPERTY TAXES:	\$14,900 (2025)
STRATA FEES:	\$646 per month
ZONING:	CD (M-5) allowing for a wide range of uses
SIZE:	Ground Floor - 1,352 SF <u>Second Floor - 995 SF</u> Total - 2,347 SF
PARKING STALLS:	Three (3) designated parking stalls
POWER:	Single Phase (140 amp, 240 volt)
CEILING HEIGHT:	22' clear ceiling height in warehouse
LOADING:	One (1) 10'x12' grade loading door
NOTES:	Gas fired unit heater in warehouse AC in the office (one rooftop unit for HVAC)

FLOOR PLAN



SITE OVERVIEW



Unit 121 - 3989 Henning Drive

HENNING DRIVE



For more information,
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