

# FOR SALE

3140 GILMORE DIVERSION | BURNABY, BC



**16,800 SF INDUSTRIAL FACILITY ON 2.00 ACRES**



## THE OPPORTUNITY

Cushman & Wakefield ULC. ("C&W") is pleased to present an opportunity to acquire a 100% freehold interest in 3140 Gilmore Diversion, Burnaby, BC (the "Property"). The Property is located in the Canada Way Corridor of North Burnaby offering quick access to the Trans-Canada Highway and Gilmore skytrain station.

## SITE DESCRIPTION

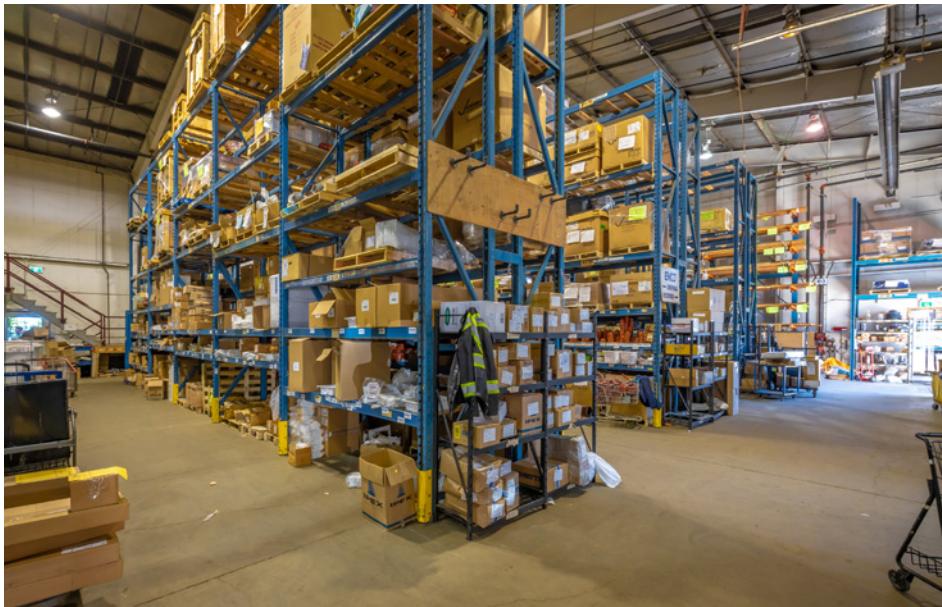
With prominent exposure to Gilmore Diversion, located just south of the Trans-Canada Highway, the two (2) acre Property is currently improved with a 16,800 sq. ft. industrial building fully leased to EMCO Corporation.

## REDEVELOPMENT

The City of Burnaby is in support of a redevelopment based on Employment uses in the new official community plan.

## SALE PRICE

\$21,000,000



## SALIENT DETAILS

CIVIC ADDRESS	3140 Gilmore Diversion, Burnaby, BC
PID	002-773-724
LEGAL DESCRIPTION	Lot 27 District Lots 69 and 70 Group 1 New Westminster District Plan 36487
SITE AREA	2 acres (87,120 sf)
TOTAL BUILDING AREA	16,800 sf
CURRENT ZONING	M1 (Manufacturing District). This zoning provides for accommodation of light manufacturing.
DRAFT LAND USE DESIGNATION	Employment - Light industrial uses, offices, private recreation facilities and creative employment uses.
PROPERTY TAXES	\$182,895.16 (2025)
TENANCY	Emco Corporation
LEASE EXPIRY	September 30, 2028 (No renewal option)
CURRENT NOI	\$552,952



## HIGHLIGHTS



HIGHLY SOUGHT AFTER NORTH BURNABY LOCATION DUE TO PROXIMITY TO HWY 1 AND HIGH DENSITY POPULATION CENTRES OF BRENTWOOD AND METROTOWN



RE-DEVELOPMENT POTENTIAL TO OFFICE/FLEX AND INDUSTRIAL



14 MINUTE WALK TO GILMORE STATION

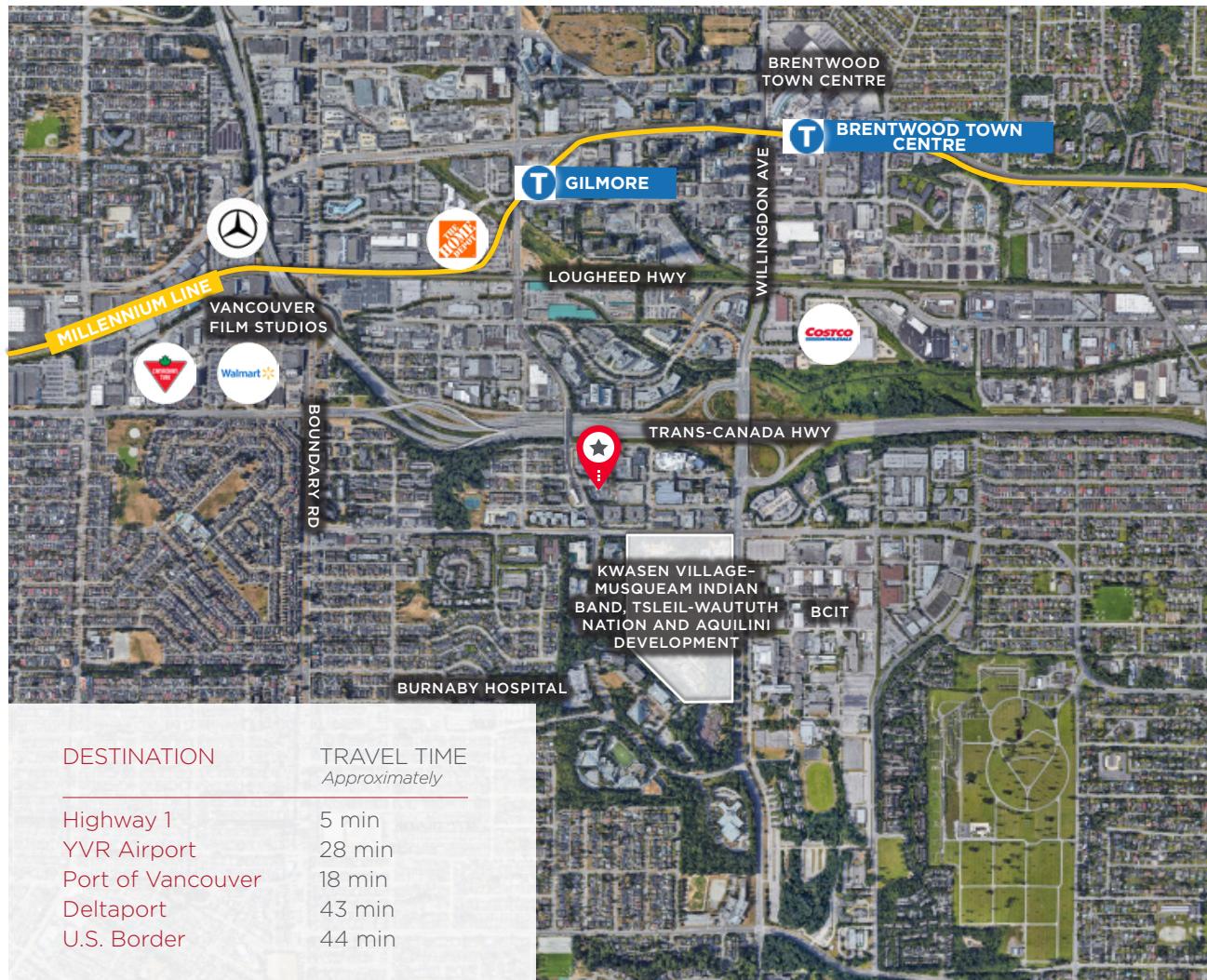


KWASEN VILLAGE A MASTERPLAN COMMUNITY ON 40 ACRES WILL INCLUDE COMMERCIAL, RESIDENTIAL, RETAIL, FILM STUDIO AND PARK SPACE THAT WILL TRANSFORM THE IMMEDIATE AREA.



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## D. NATHAN KEWIN

Personal Real Estate Corporation  
Senior Vice President

**604 640 5885**

[nathan.kewin@cushwake.com](mailto:nathan.kewin@cushwake.com)

## BLAKE GOZDA

Personal Real Estate Corporation  
Senior Vice President

**604 608 5971**

[blake.gozda@cushwake.com](mailto:blake.gozda@cushwake.com)

## JEEVAN BATH

Associate  
**778 401 6294**  
[jeevan.bath@cushwake.com](mailto:jeevan.bath@cushwake.com)