

FOR LEASE

# 6833 SELLERS AVENUE

Unit 101 | Burnaby, BC



2,066 SF WAREHOUSE UNIT WITH OFFICE & SHOWROOM  
REAR GRADE LEVEL LOADING DOOR





## LOCATION

This office & warehouse unit is conveniently located on Sellers Avenue one half block south of Imperial Avenue in the Kingsway/Beresford Industrial Area. The Royal Oak Skytrain station, transit and amenities are located nearby.

## BUILDING FEATURES

- Concrete block construction
- 20' clear warehouse ceiling heights
- 10' W x 14' H grade level loading door
- Efficient gas-fired radiant tube warehouse heating
- 3-phase electrical service
- Finished front office areas and showroom
- 2 washrooms (one on each level)
- Efficient lighting throughout the office and warehouse areas
- Front street parking and rear onsite parking
- Nicely landscaped front areas and walkways

## AVAILABLE AREA

Warehouse	1,130 SF
Main floor Office & Showroom	600 SF
Second Floor Office A/C	336 SF
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Total Area	2,066 SF

## ASKING NET LEASE RATE

\$21.00 PSF per annum

## PROPERTY TAXES & OPERATING COSTS

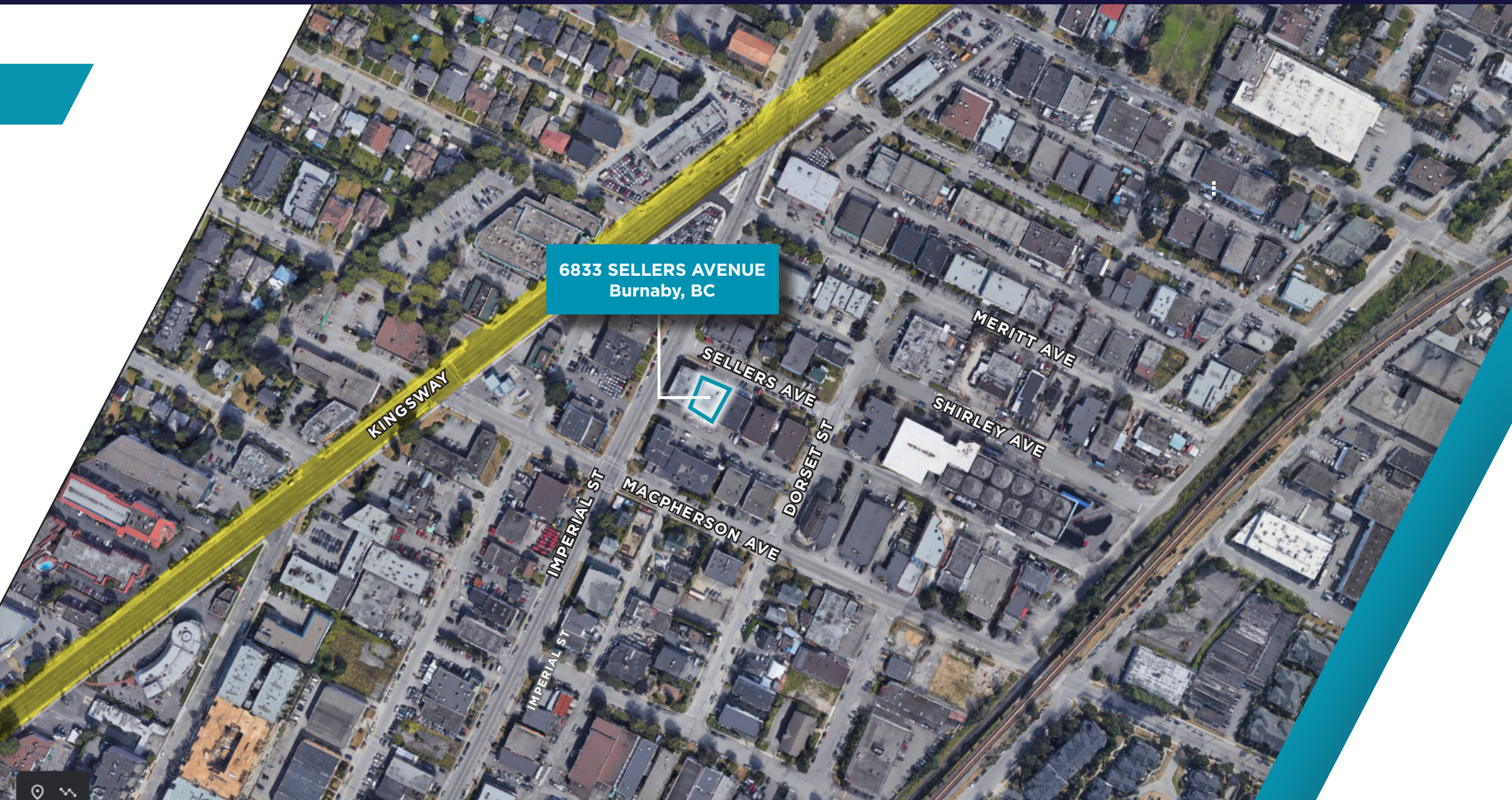
\$9.00 PSF per annum (est. 2026)

## ESTIMATED MONTHLY GROSS RENT

\$5,165.00, plus Applicable Taxes

## AVAILABILITY

Immediate



**6833 SELLERS AVENUE**  
Burnaby, BC

**For more information, please contact:**

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