

FOR SALE



4308 DAWSON STREET

6,720 SF OFFICE & INDUSTRIAL BUILDING

4308 Dawson Street, Burnaby

OPPORTUNITY & PROPERTY DETAILS

Cushman & Wakefield is pleased to present the opportunity to acquire a 6,720 SF freestanding industrial building located in Burnaby's rapidly evolving Brentwood neighborhood.

The subject property offers the opportunity to occupy modernized second floor office space with stable, growing income from Sherwin-Williams Paint on the ground floor.

Positioned adjacent to Polygon's Emerald Place project and within walking distance of Brentwood Town Centre SkyTrain Station, the property benefits from exceptional transit connectivity and a variety of nearby amenities. The OCP supports future redevelopment potential to high density residential.

The area continues to attract significant residential and commercial investment, making it an increasingly desirable location for owner-users, investors, and developers seeking exposure to Burnaby's urban growth.

Site Size:	7,882 SF
Building Size:	Ground Floor: 3,840 SF Second Floor: 2,880 SF Total: 6,720 SF
Zoning:	I1 - Industrial District
OCP:	General commercial ground, high density residential
Property Tax (2026):	\$49,197.67
Office Features:	• Five (5) private offices • One (1) boardroom • Reception area • Kitchenette • Open plan office
Listing Price:	\$4,350,000





PROPERTY FEATURES

- Power: Single phase 200A, 120/240V
- Extensively renovated in 2010. Improved showroom and warehouse on ground floor
- Clear ceiling height: 16'

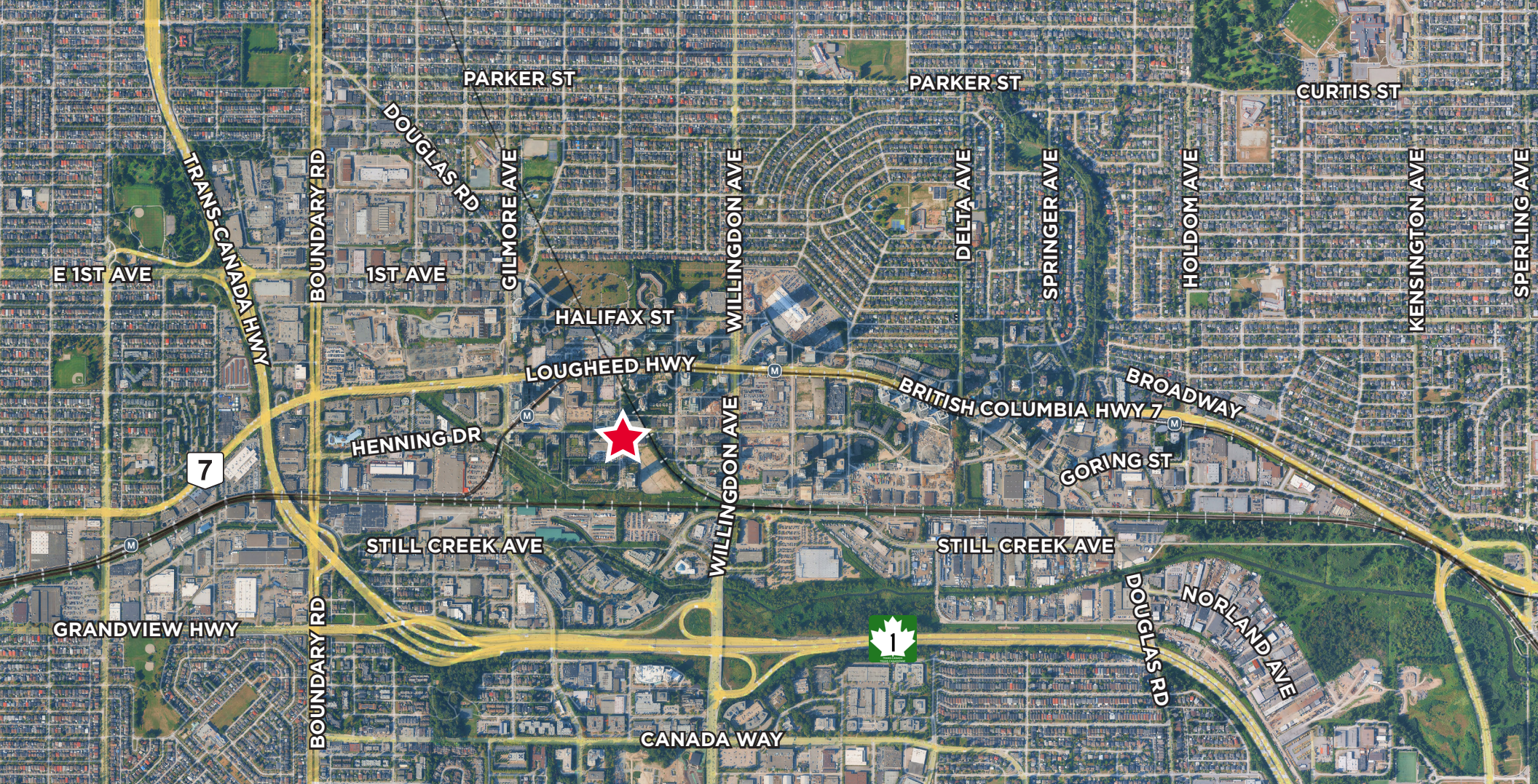
CURRENT TENANCIES

Tenant A

- \$73,200 per annum net (\$20.11 PSF)
- Lease expiry: November 30, 2030
(one option to renew for 5 yrs)

Tenant B

- \$67,680 per annum net (\$23.50 PSF)
- Lease expiry: November 30, 2026
(*Tenant will be vacating)



CONTACT INFORMATION

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