



**MILAD ROSTAMKHANI**  
REAL ESTATE PROFESSIONAL



## **3239 Ardingley Ave |** Corner lot North Burnaby Industrial Building

### ***Opportunity***

Rare opportunity to acquire a small freestanding industrial and office building with ample yard area in North Burnaby's Area. It's unparalleled location provides convenient access to the major transportation routes and neighbouring cities. With downtown Vancouver only 15 minutes away, the North Shore 8 minutes, and the Port Mann Bridge only 10 minutes away, this is truly an exceptionally located asset.

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# Key Highlights

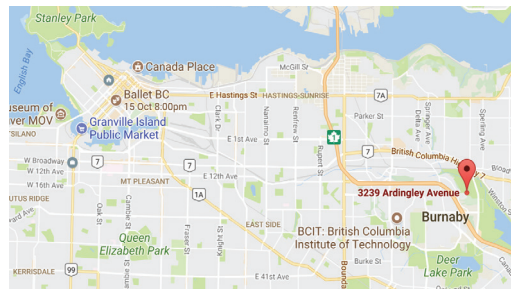
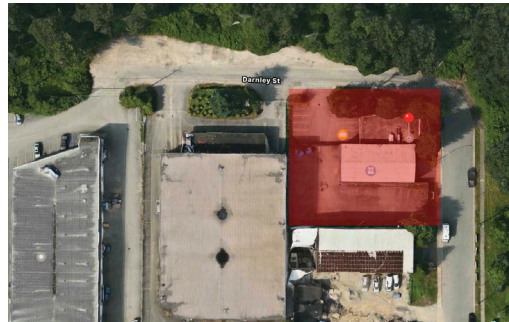
- > 4,902 SF building on 0.50 acres
- > Quick access to Highway #1
- > Unparalleled location
- > Good quality construction
- > Improved office areas
- > Two (2) grade loading doors
- > 24' ceiling height (approximately)
- > 3-phase electrical service
- > Generous parking and yard areas
- > Upgraded LED lightings

## Zoning

M-2 General Industrial Zone: allows for a wide range of industrial and related office uses. For a full zoning schedule and allowed uses under this zone, please contact the listing agents.

# Property Overview

<b>Civic Address</b>	3239 Ardingley Ave, Burnaby, BC	
<b>Legal Address</b>	PID: 002-865-149 LOT 9 BLOCK E DISTRICT LOT 75 GROUP 1 NEW WESTMINSTER DISTRICT	
<b>Property Taxes</b> (2017)	\$31,837.65	
<b>Assessed Value</b> (2017)	Land:	\$2,061,000
	Improvement:	\$247,000
	Total:	\$2,308,000
<b>Site Area</b>	0.50 Acres /	21,780 SQFT
<b>Building Size</b>	Main Floor office	1702 SQFT
	Warehouse	3200 SQFT
	<b>Total:</b>	<b>4,902 SQFT</b>
<b>Asking Price</b>	\$3,500,000	



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