

**#117 - 2544 DOUGLAS ROAD
BURNABY, BC**

**FOR SALE
INDUSTRIAL UNIT**

IPG ICONIC
PROPERTIES
GROUP
RE/MAX COMMERCIAL ADVANTAGE



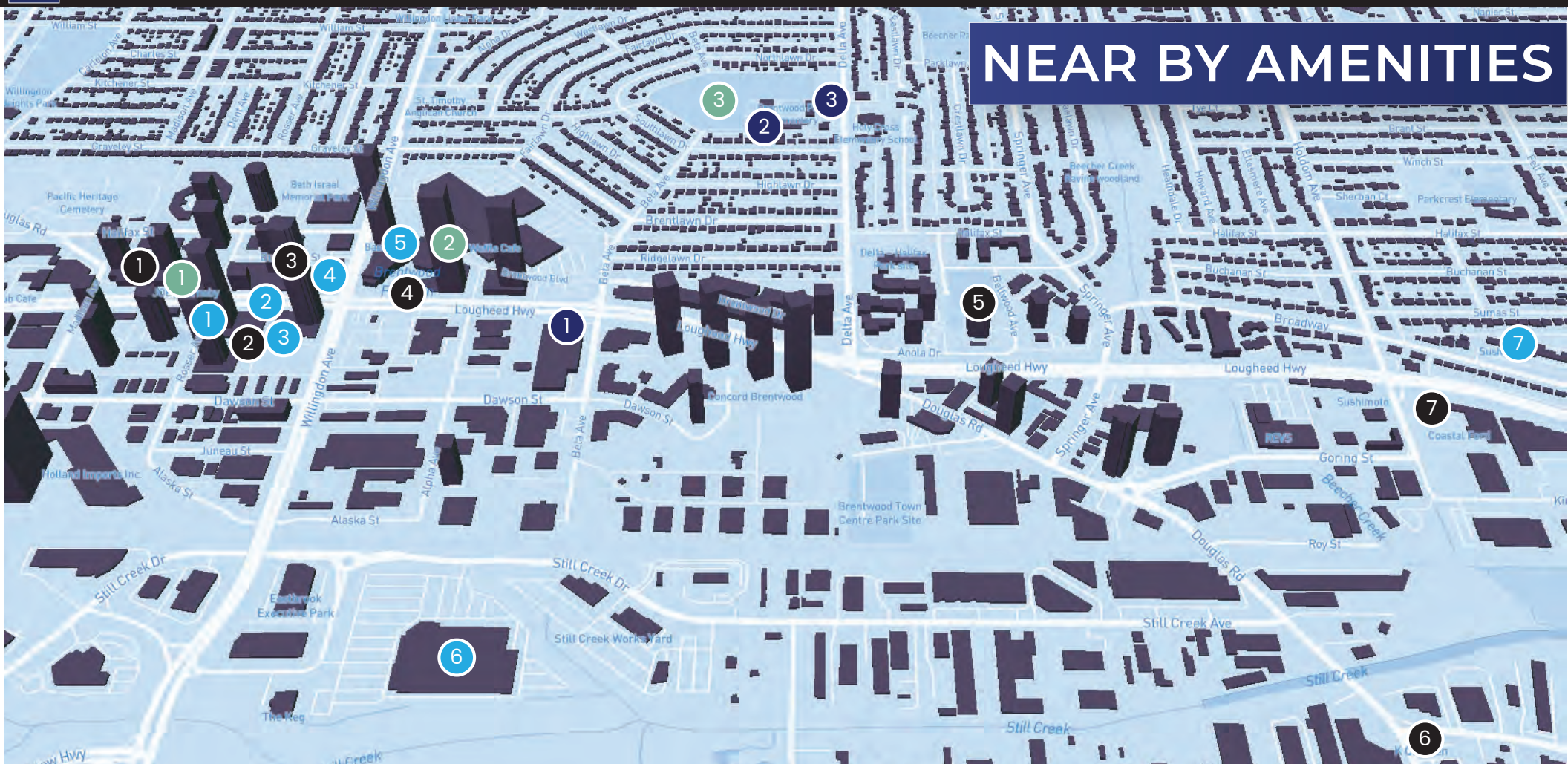
OPPORTUNITY

DETAILS

Iconic Properties Group is pleased to showcase an opportunity to acquire this spacious and rarely available industrial unit in central Burnaby, only 3.1 km from the bustling Brentwood Town Center. The main floor is approx. 2,404 sqft, the upper level is approx. 1,195 sqft for a total unit size of 3,599 sqft. It features 18ft ceiling height in the warehouse, grade loading, comes with a generous 5 parking stalls, and its M-2 zoning permits a wide variety of manufacturing, warehouse storage, wholesale and office use. M-1 zoning uses are also permitted.

CIVIC ADDRESS	#117 - 2544 Douglas Rd, Burnaby, BC
BUILDING SIZE	3,599 sqft
YEAR BUILT	1978
PROPERTY TAX (2021)	\$11,218.32
NEIGHBORHOOD	Central Burnaby
ZONING	M-2
SALE PRICE	\$2,150,000
PID	001-683-055

NEAR BY AMENITIES



FOOD & DRINK

- 1 Joey Burnaby
- 2 Starbucks
- 3 Fatburger Lougheed Burnaby
- 4 McDonalds
- 5 Wonderffle Cafe
- 6 K Chicken Burnaby
- 7 Starbucks

SHOPS & SERVICES

- 1 Whole Foods Market
- 2 Shoppers Drug Mart
- 3 BC Liquor Store
- 4 Esso
- 5 The Amazing Brentwood
- 6 Costco Wholesale
- 7 Buy-Low Foods

PARKS & RECREATION

- 1 SPINCO Burnaby
- 2 REC Room
- 3 Brentwood Park

EDUCATION

- 1 CEFA Early Learning Burnaby
- 2 Brentwood Park Elementary
- 3 Holy Cross Elementary

PICTURES



2,000+
VEHICLES PER DAY

Along Willingdon Ave and Grandview Hwy

Walk Score

33

Transit Score

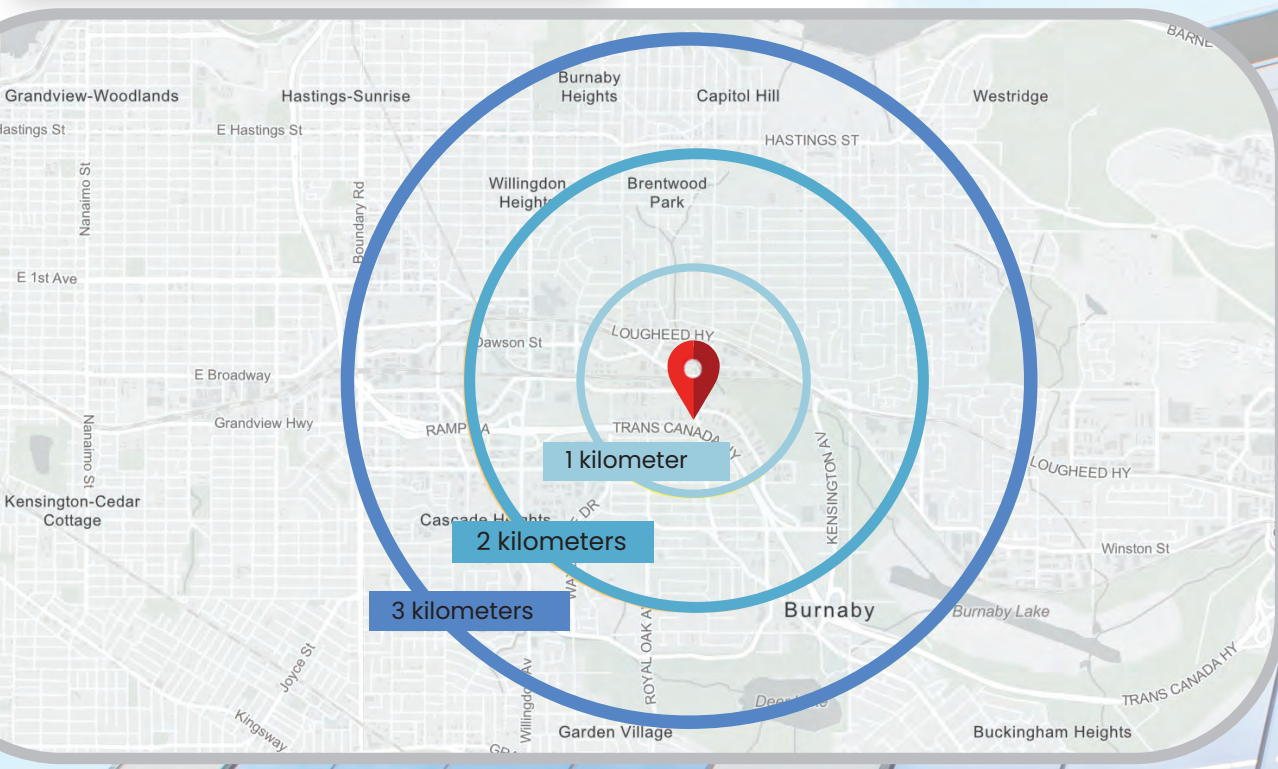
68

Bike Score

71

DEMOGRAPHICS

LOCATION



This industrial unit is located on the east side of Douglas Rd, close to the intersection of Still Creek Ave. It is strategically placed near the convenient and growing area of Brentwood, and just minutes away from access to Hwy 1 and adjacent to The Amazing Brentwood. This area is easily accessible, with Holdom Skytrain station only an 11 minute walk from the unit, and downtown Vancouver being only a 25 minutes drive.

	1 km	2 km	3 km
Population (2021)	11,447	38,405	79,881
Population (2025)	12,087	41,011	85,522
Projected Annual Growth (2021 - 2025)	5.5%	6.7%	7.0%
Median Age	37.7	39.5	40.7
Average Household Income (2021)	\$90,362	\$93,346	\$90,397
Average Persons Per Household	2.5	2.5	2.6

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NOTHING BUT ICONIC

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