

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



**FOR SALE
INDUSTRIAL UNIT**

IPG ICONIC
PROPERTIES
GROUP
RE/MAX COMMERCIAL ADVANTAGE



OPPORTUNITY

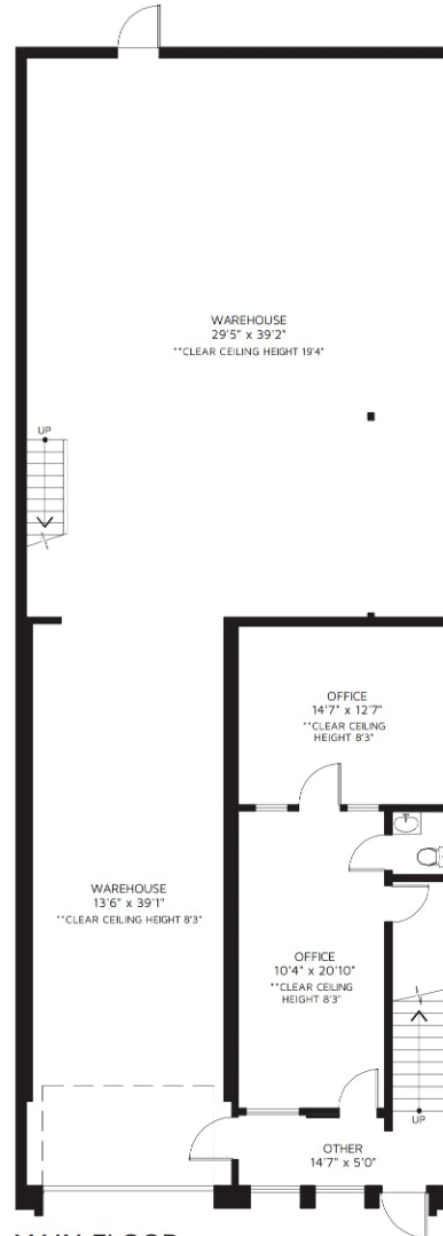
Iconic Properties Group is pleased to showcase an opportunity to acquire this spacious and rarely available industrial unit in central Burnaby, only 3.1 km from the bustling Brentwood Town Center. The main floor is approx. 2,404 sqft, the upper level is approx. 1,195 sqft for a total unit size of 3,599 sqft. It features an 18ft high ceiling in the warehouse, grade loading, a generous five 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.

DETAILS

CIVIC ADDRESS	#117 - 2544 Douglas Rd, Burnaby, BC
NEIGHBOURHOOD	Central Burnaby
ZONING	M-2
YEAR BUILT	1978
PID	001-683-055
BUILDING SIZE	3,599 sqft
LOADING TYPE	Grade
CEILING HEIGHT	18 ft in Warehouse
PROPERTY TAX (2022)	\$11,175.82
NOI	\$53,700 (2023) \$64,440 (2024-2025)
PRICE	\$1,999,000

2,404 SQFT

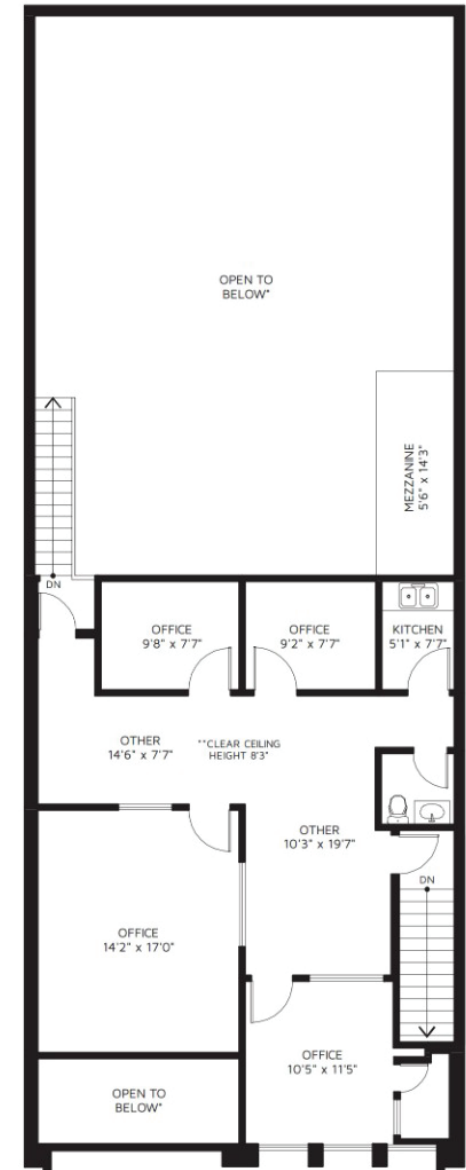
Main Floor



MAIN FLOOR

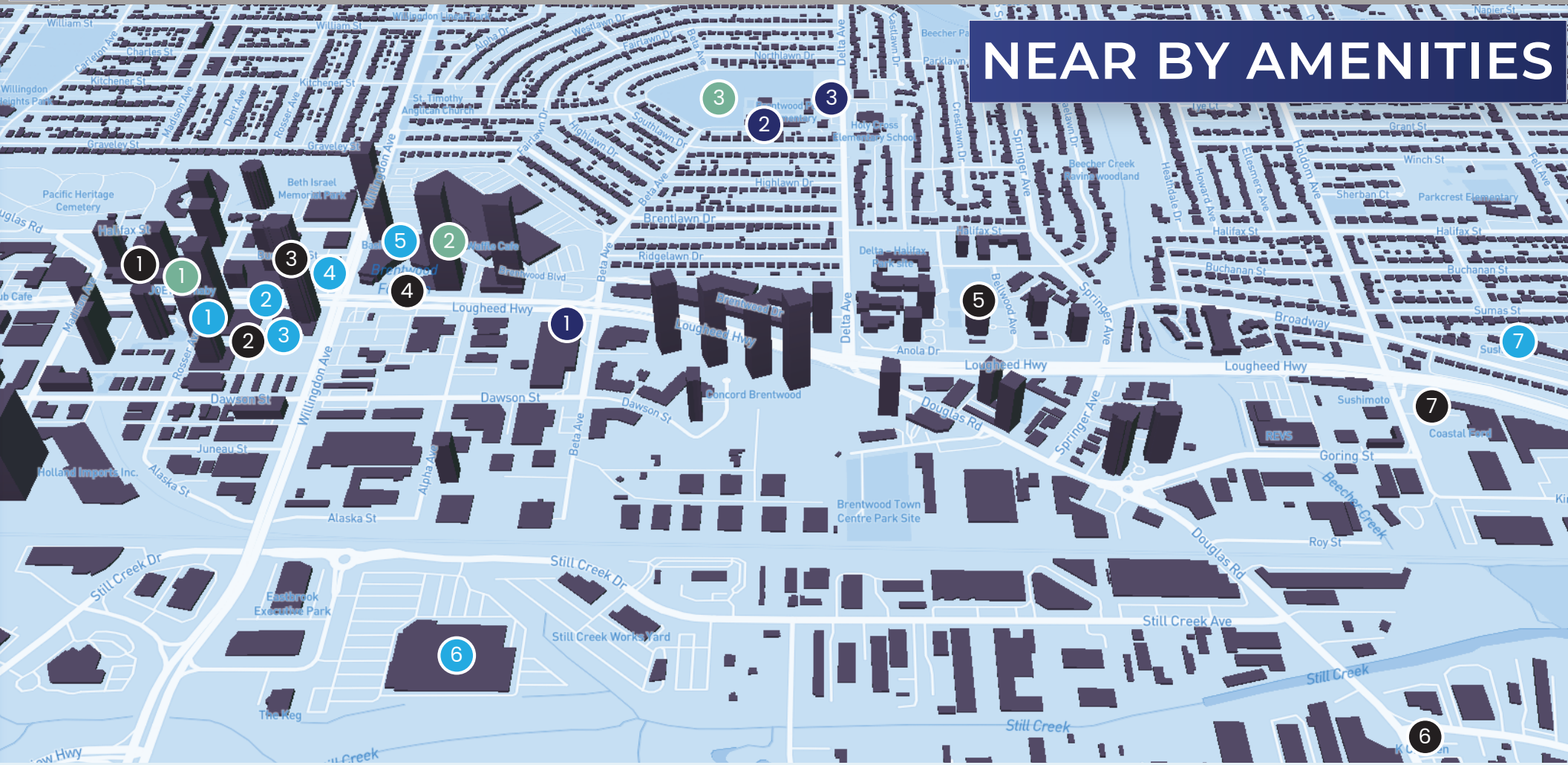
1,195 SQFT

Upper Floor



UPPER FLOOR

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



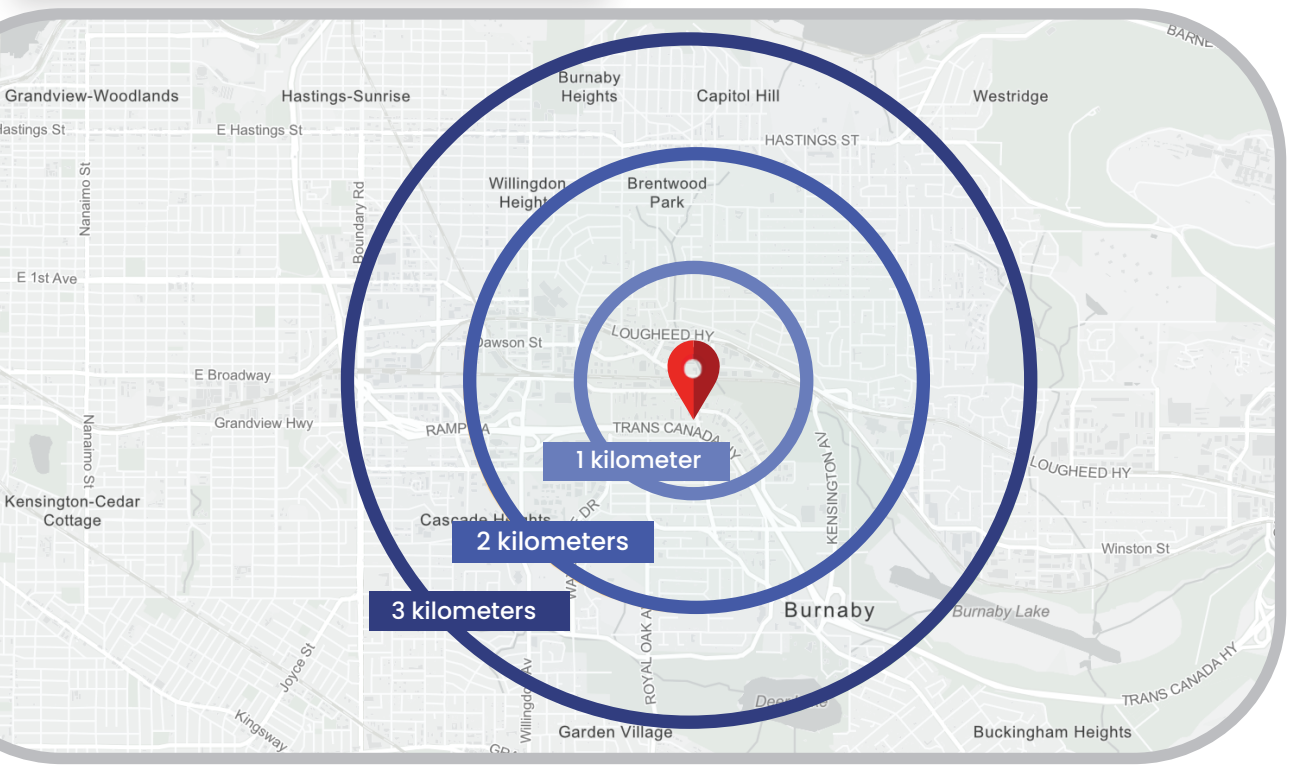
2,000+
VEHICLES PER DAY

Along Willingdon Ave and Grandview Hwy



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 is just minutes away from access to Hwy 1 and adjacent to The Amazing Brentwood.

This area is easily accessible, with the Holdom Skytrain station only an 11-minute walk from the unit, and downtown Vancouver only a 25 minutes drive.

	1 km	2 km	3 km
Population (2023)	11,745	39,838	82,531
Population (2025)	13,221	44,362	90,772
Projected Annual Growth (2023 - 2025)	12.56%	11.35%	9.98%
Median Age	38	39.6	40.9
Average Household Income (2023)	\$112,614	\$120,951	\$121,289
Average Persons Per Household	2.6	2.6	2.7

Khash Raeisi*

Founder

P: 778-987-7029

E: Khash@iciconic.com

Randy Zhao*

Co-Founder

P: 778-251-1001

E: Randy@iciconic.com

Office

P: 778-819-2776

E: Contact@iciconic.com

W: www.iciconic.com

IPG

**ICONIC
PROPERTIES
GROUP**

Downtown Vancouver Office
#501 - 889 W Pender Street
Vancouver, BC
V6C 3B2

South Vancouver Office
7235 Fraser Street
Vancouver, BC
V5X 1R7

NOTHING BUT ICONIC

**Personal Real Estate Corporation*

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