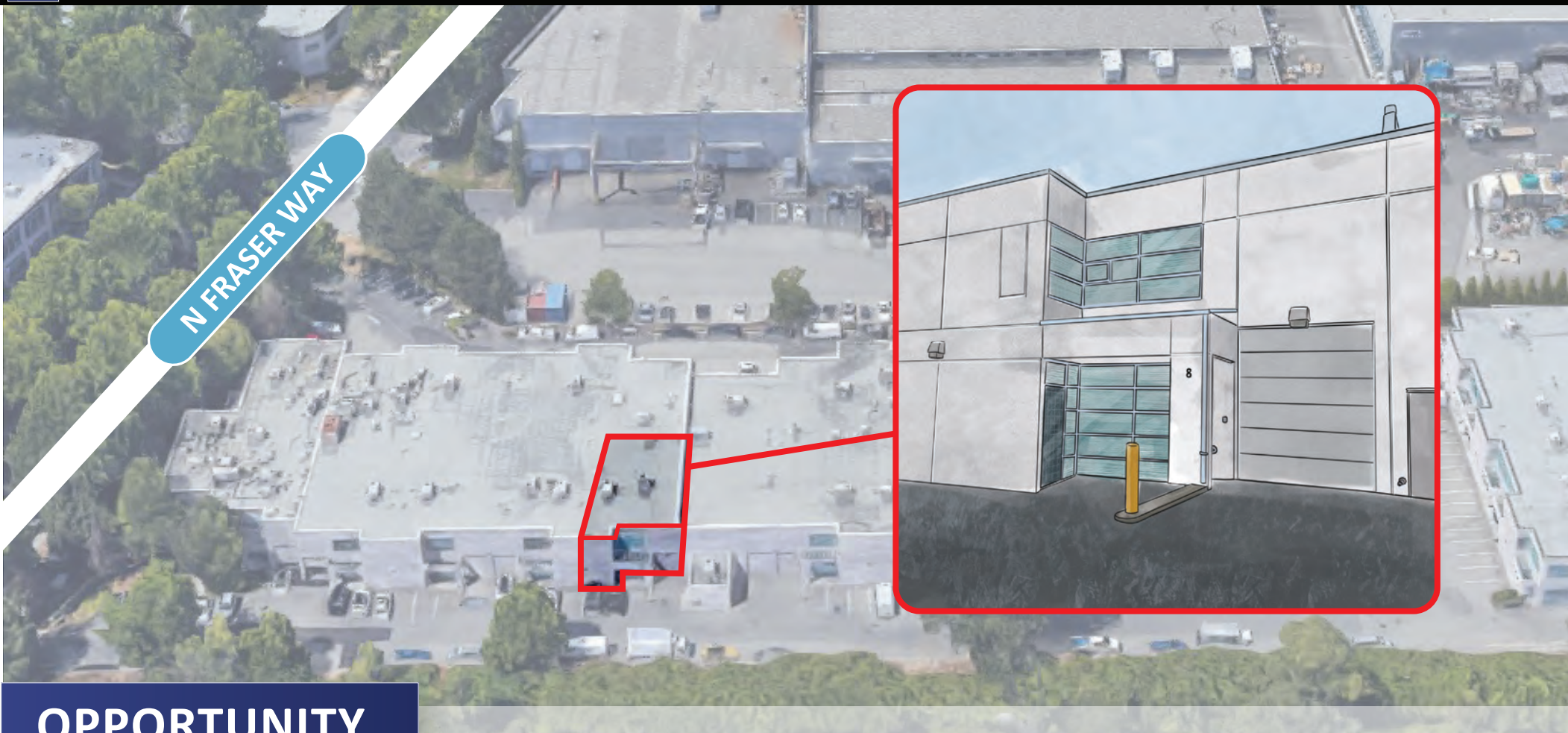




#8 - 3871 NORTH FRASER WAY
BURNABY, BC

FOR LEASE
Industrial Unit

IPG ICONIC
PROPERTIES
GROUP
RE/MAX COMMERCIAL ADVANTAGE



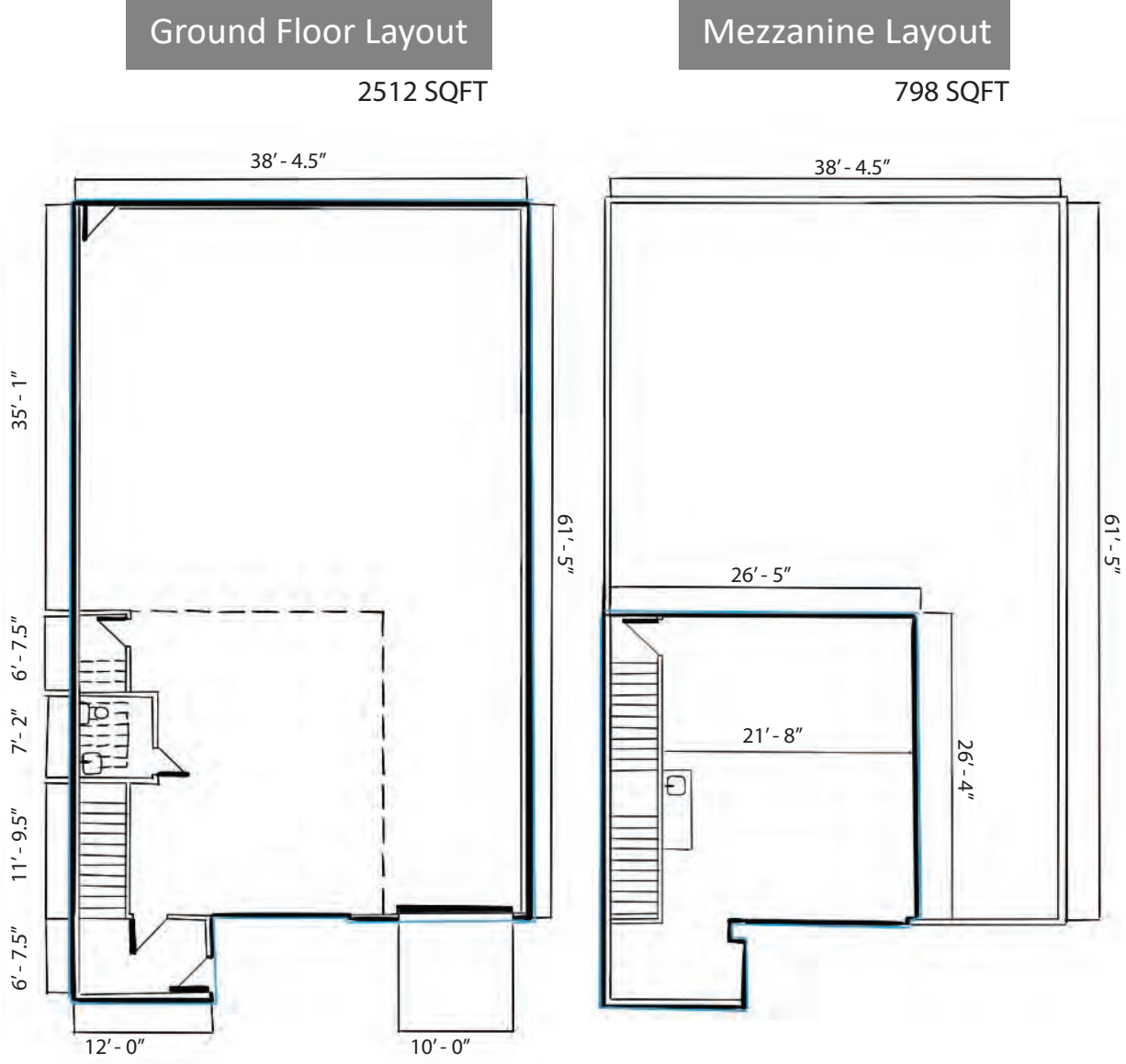
N FRASER WAY

OPPORTUNITY

Iconic Properties Group is pleased to showcase this opportunity to lease unit 8 of 3871 North Fraser Way, Burnaby. This space is part of a 29-unit strata warehouse complex. The premises size is approx. 3,310 sqft including 798 sqft of second floor mezzanine and 2,512 sqft of ground floor. M-3 Heavy Industrial Zoning allows various uses of production, manufacturing, storage, office uses, and also allows all the uses from M-1 and M-2 zoning bylaws. Contact Agents for the detailed Zoning Documents.

PROPERTY DETAILS

CIVIC ADDRESS	#8 - 3871 North Fraser Way, Burnaby
UNIT SIZE	3,310 sqft
CEILING HEIGHT	23' clear in warehouse
NEIGHBORHOOD	Big Bend South
ZONING	M-3
PROPERTY TAX (2022)	\$12,346.64
LOADING TYPE	GRADE (10'x12')
WASHROOM	2
KITCHENETTE	2
HVAC	BOTH FLOORS
BASE RENT	\$22 per sqft per annum
ADDITIONAL RENT	Approx. \$6.86 per sqft per annum (2023 estimate)



LOCATION

The premises is located on North Fraser Way, between Boundary Road and Glenlyon Parkway. It is strategically located in the convenient and bustling area of South Burnaby, taking only 2 minutes to access Marine Way, and the 116 Edmonds Station Bus route is just steps from the front door.

The beautiful Marine Way Market contains anything yourself or your business may need, from Canadian Tire to Mark's Work Wearhouse to Staples and day-to-day coffee. All of this is accessible within a 6 minute drive.

- 1 Market Crossing
- 2 Riverway Golf Course & Driving Range
- 3 Tim Hortons
- 4 U-Haul
- 5 Shell

Bird Eye View



Front of Unit



18,592
VEHICLES PER DAY

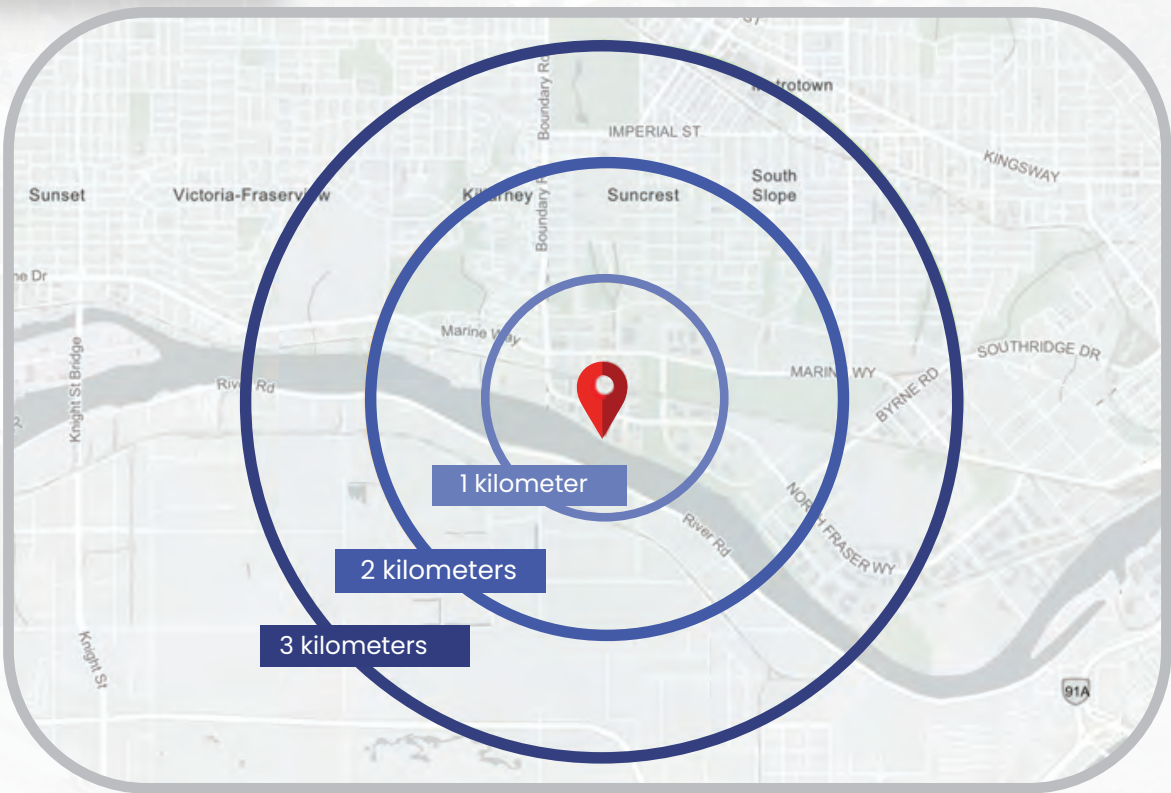
Along Marine Way and Boundary Road

Walk Score
38

Transit Score
33

Bike Score
67

DEMOGRAPHICS



	1 km	2 km	3 km
Population <u>(2023)</u>	2,042	16,192	56,355
Population <u>(2025)</u>	2,736	18,488	61,526
Projected Annual Growth <u>(2023 - 2025)</u>	33.98%	14.17%	9.17%
Median Age	39.4	42.8	40.7
Average Household Income <u>(2023)</u>	\$127,630	\$125,669	\$104,955
Average Persons Per Household	2.8	2.7	2.6



4

Restaurants



6

Grocery



4

Cafés



2

Schools



3

Personal Services



2

Childcare

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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