

**#101 - 4268 LOZELLS AVENUE, BURNABY**

**FEATURES 2 PRIVATE OFFICES AND GRADE LEVEL DOUBLE DOOR**

**FOR  
SALE**



**WILLIAM | WRIGHT**

**SAM REPCHUK**  
sam@williamwright.ca  
604.546.5555

**ZUBER JAMAL**  
PERSONAL REAL ESTATE CORPORATION  
zuber@williamwright.ca  
604.546.5555







## OVERVIEW

---

William Wright Commercial is pleased to present 1,381 square foot office space in the highly desirable Lakeview Business Park in North Burnaby. The space features two private offices, reception area, a private washroom, and lab space with exhaust.





**SIZE**

+/- 1,381 SQFT

**ZONING**

M5

**PARKING**

2

**PROPERTY TAXES**

\$7,754.09

**PID**

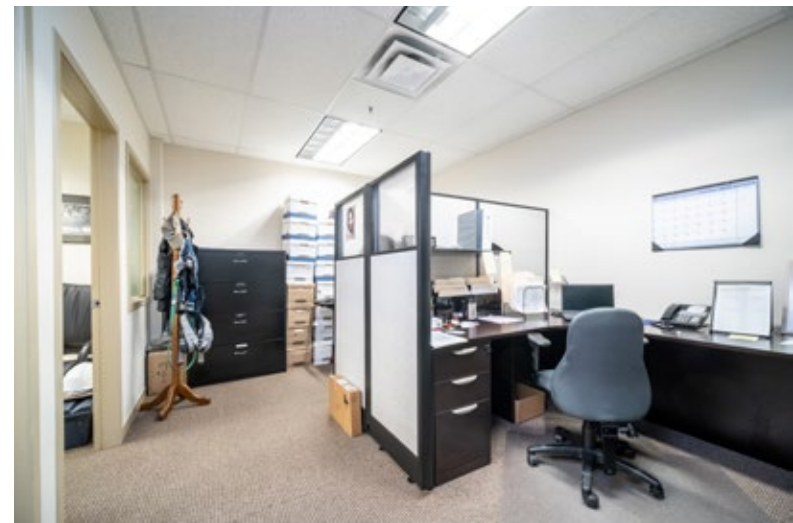
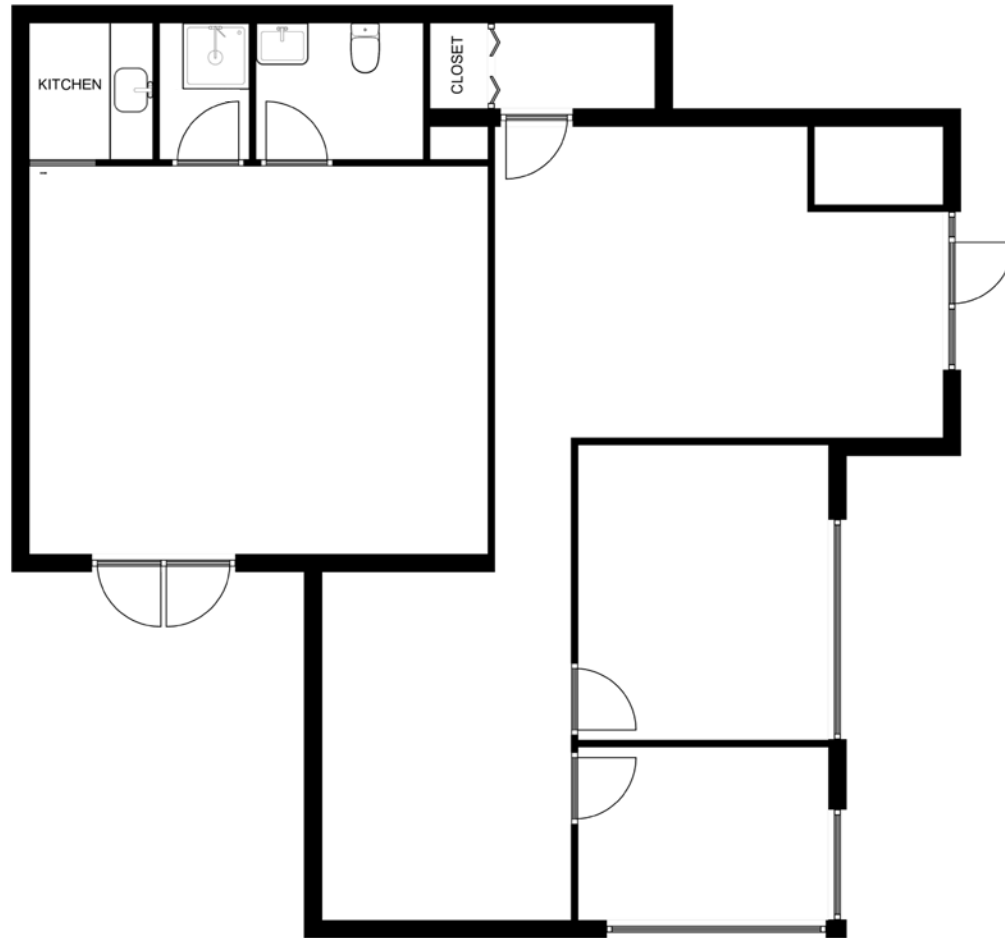
028-690-150

**LEGAL DESCRIPTION**

STRATA LOT 18, PLAN BCS4256,  
DISTRICT LOT 42, GROUP 1, NEW  
WESTMINSTER LAND DISTRICT,  
TOGETHER WITH AN INTEREST IN THE  
COMMON PROPERTY IN PROPORTION  
TO THE UNIT ENTITLEMENT OF THE  
STRATA LOT AS SHOWN ON FORM V

**PRICE**

\$1,095,000.00





**SUBJECT PROPERTY DISTANCES**

|                           |                     |
|---------------------------|---------------------|
| <b>PORT MANN BRIDGE</b>   | <b>6 MIN DRIVE</b>  |
| <b>NORTH SHORE</b>        | <b>15 MIN DRIVE</b> |
| <b>DOWNTOWN VANCOUVER</b> | <b>20 MIN DRIVE</b> |

**LOCATION**

The subject property is located one block off Winston Street in the heart of North Burnaby industrial district, with quick access to both Lougheed Highway and the Trans-Canada Highway. In addition, both SkyTrain and bus routes are close by, making it one of the most desirable locations for both business and employee access.

**FOR MORE INFORMATION CONTACT**

**SAM REPCHUK**  
 sam@williamwright.ca  
 604.546.5555

**ZUBER JAMAL**  
 PERSONAL REAL ESTATE CORPORATION  
 zuber@williamwright.ca  
 604.546.5555