

**4556 KINGSWAY, BURNABY**  
STEPS AWAY FROM METROTOWN SHOPPING CENTRE

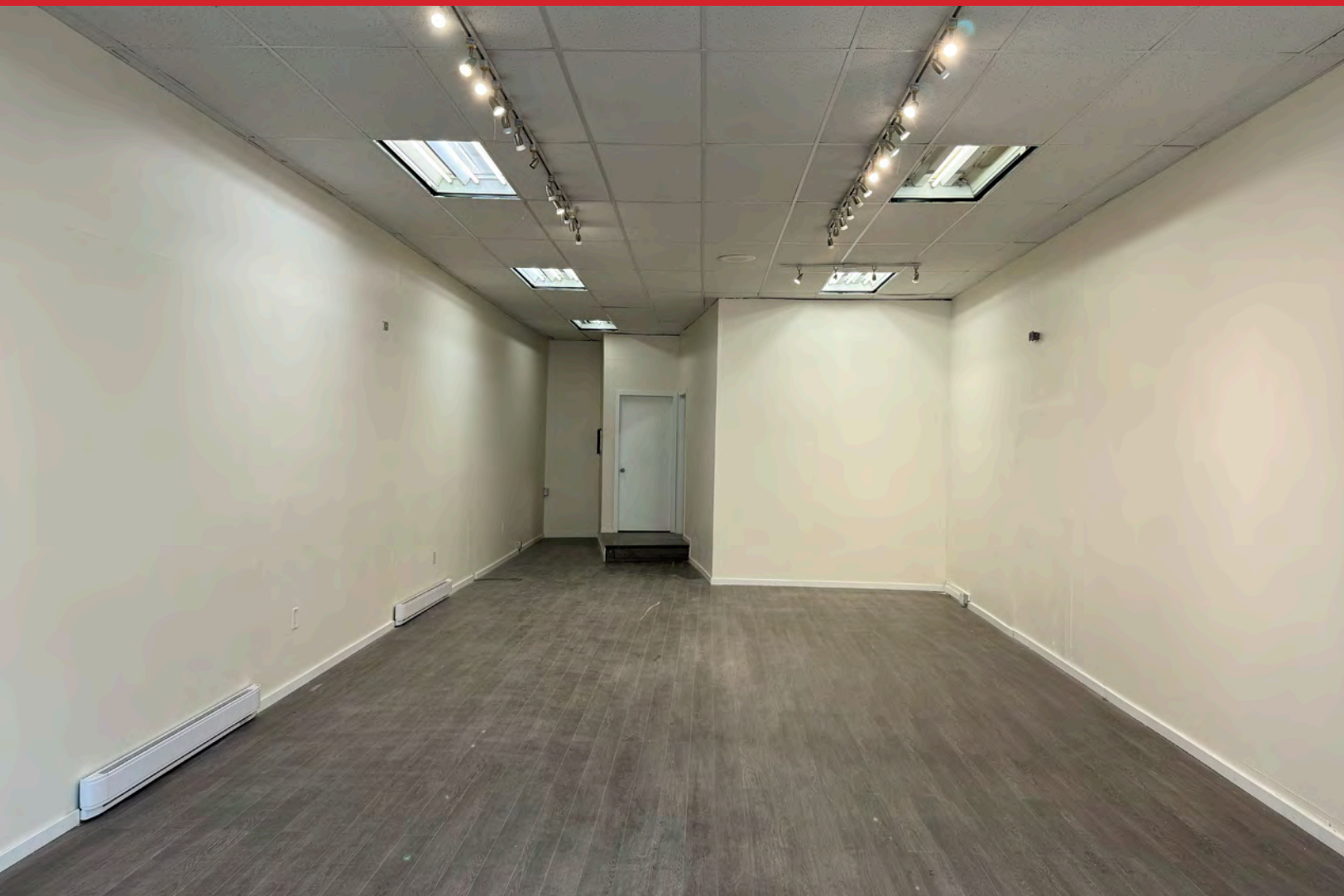
**FOR  
LEASE**



**WILLIAM | WRIGHT**

**JOSH JAWANDA**  
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**FREE PARKING IN THE REAR**

**LOCATED STEPS FROM METROTOWN  
SHOPPING CENTRE + CRYSTAL MALL**

**DOUBLE LARGE DISPLAY WINDOW**

## Overview

This property is located on the south-west corner of Kingsway and McKay Avenue, in the heart of Metrotown. Situated parallel to transit hubs like Station Square and Metropolis. Minutes away from Metrotown SkyTrain station which provides easy access to downtown Vancouver and New Westminster. With plenty of room to market your brand this retail unit has fantastic visibility and allows for signage fronting onto Kingsway. Parking in the rear is available, in addition to ample street parking.

## 4556 KINGSWAY BURNABY



**SIZE**  
+/- 1,100 SQFT



**PARKING**  
2 stalls



**ZONING**  
C3



**BASIC RENT**  
\$58.00/FT

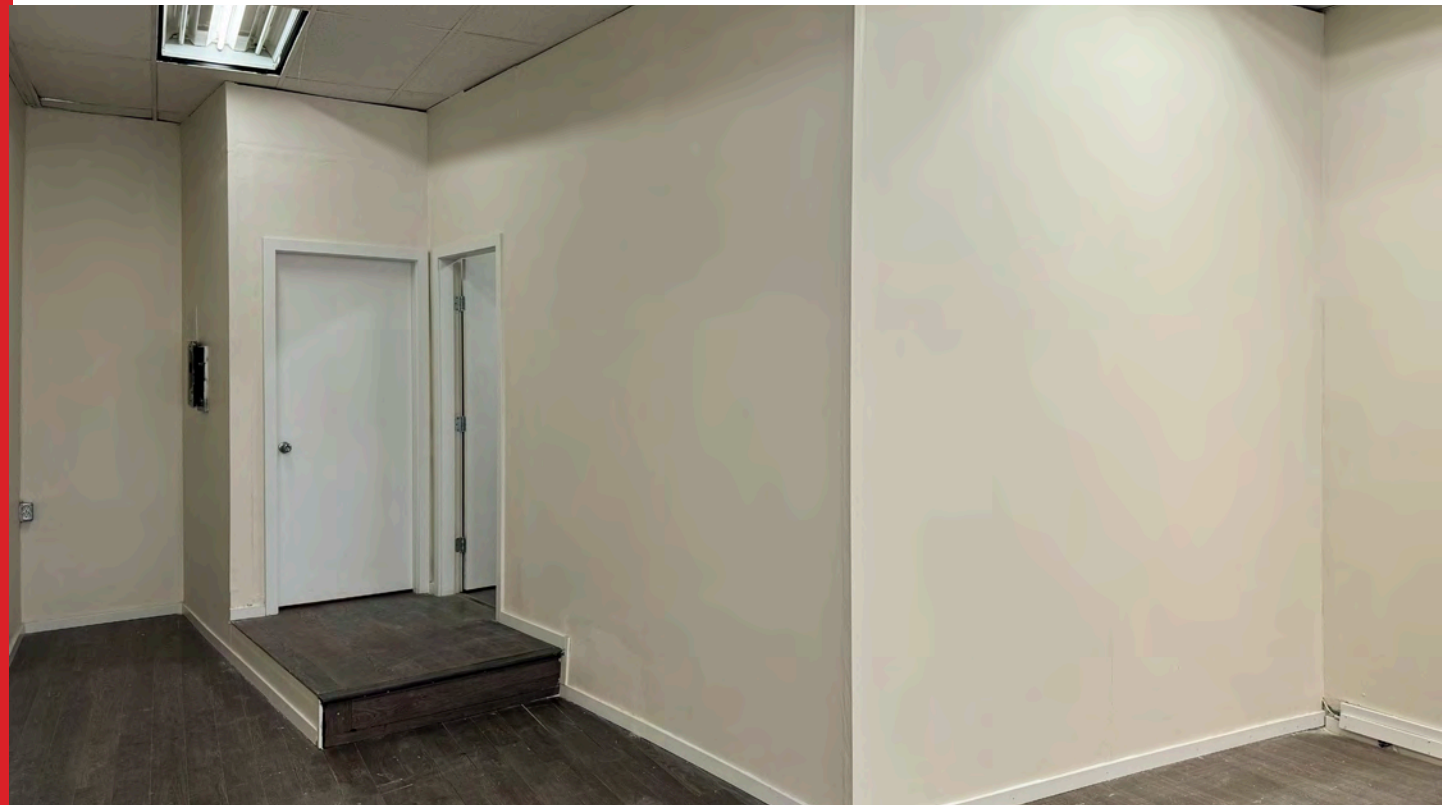


**ADDITIONAL RENT\***  
\$24.00/FT

\*Includes utilities such as  
water, sewer maintenance  
management, power, gas,  
and garbage



**MONTHLY RENT**  
\$7,495.00 + GST





## LOCATION

Amazing opportunity to lease a highly desirable retail unit in the immediate vicinity of the Metrotown Mall. As one of the main east to west corridors into Vancouver, this unit provides exposure to excellent pedestrian and vehicular traffic. This bustling, high-density area has an eclectic mix of national and local shops and restaurants, you cannot get any more central. Exceptional visibility from the street with plenty of opportunity for signage. A brief walk to Metrotown station and the Expo line providing further accessibility and foot traffic.

## FOR MORE INFORMATION CONTACT

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