

**4925 KINGSWAY, BURNABY**  
**TURN KEY RETAIL OPPORTUNITY**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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## FOR LEASE

### 4925 KINGSWAY, BURNABY

Located steps from Metrotown Shopping Centre and Crystal Mall

Double large display window

Free parking in the rear

Heavy walking and vehicle traffic



## OVERVIEW

Rare opportunity to lease a unit in a thriving demographic hub. Situated on the bustling northeast corner of Kingsway and Nelson Avenue, right at the heart of Metrotown. Just a short stroll to Royal Oak station and the Expo line, ensuring excellent accessibility and foot traffic. With public transit, major travel routes, and the renowned Metrotown Mall mere moments away.

This unit boasts 1 bathroom and comes with a parking space at the rear, supplemented by ample street parking near the storefront. Positioned at ground level, the storefront features expansive windows, offering abundant natural light and excellent visibility for signage.





## SIZE

+/- 800 SQFT



## PARKING

Rear



## ZONING

C3



## BASIC RENT

\$62.00/FT



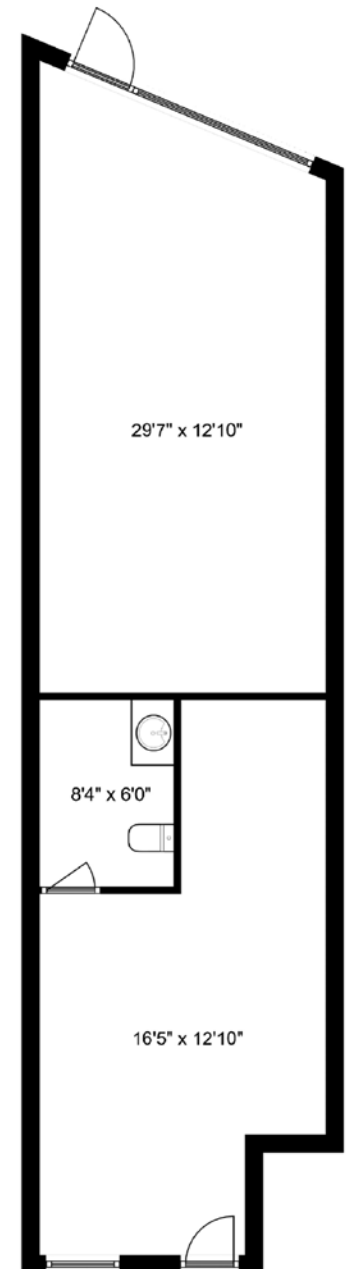
## ADDITIONAL RENT

\$25.00/FT

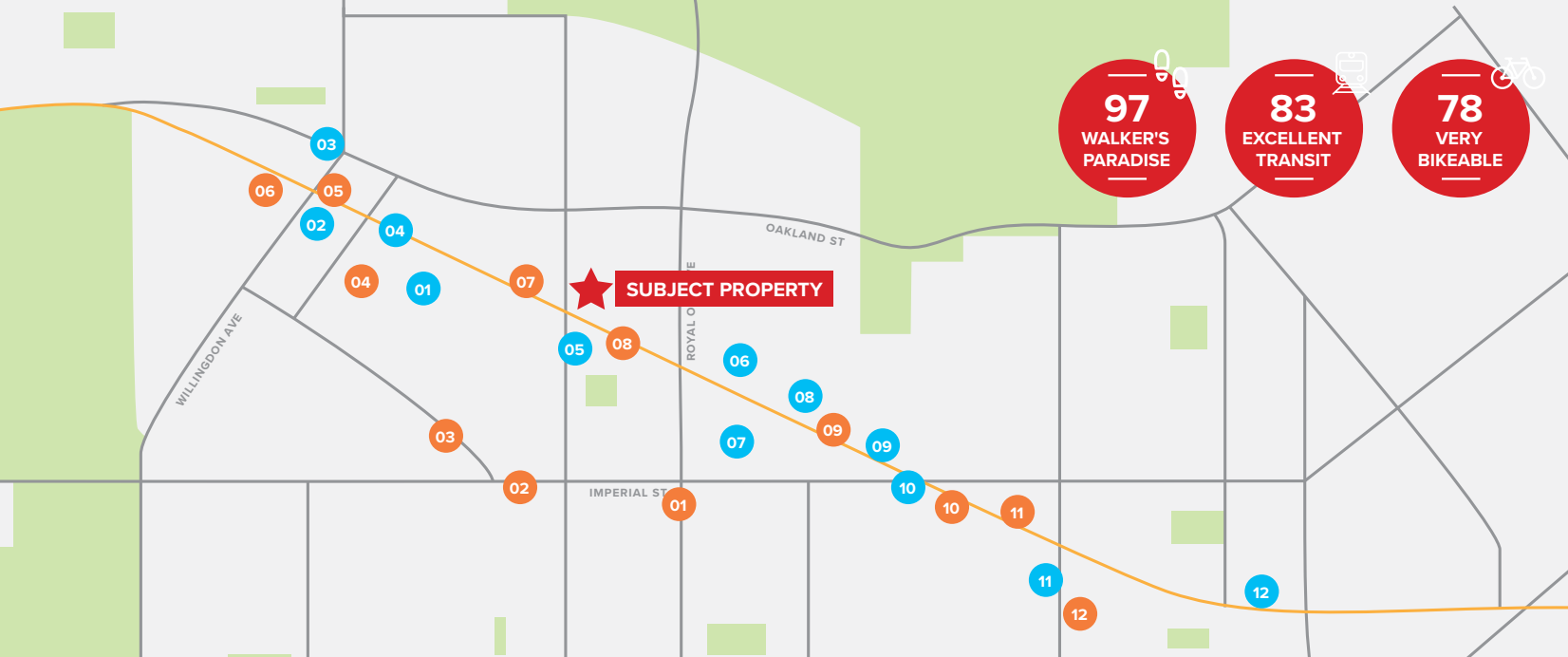


## MONTHLY RENT

\$5,800.00 + GST



Disclaimer: Measurements and floorplan are approximate.  
Tenant or Tenant's agent to verify if deemed important.



## AMENITIES IN THE NEIGHBOURHOOD

### FOOD

- 01 – Ki Cafe (Ki Tea House)
- 02 – La Forêt
- 03 – ZUBU Ramen
- 04 – Cactus Club Cafe
- 05 – Trattoria
- 06 – Nando's
- 07 – Starbucks
- 08 – Sweets & Beans
- 09 – Denny's
- 10 – Wendy's
- 11 – CoCo Fresh Tea & Juice
- 12 – Nana's Bakery

### SHOPPING

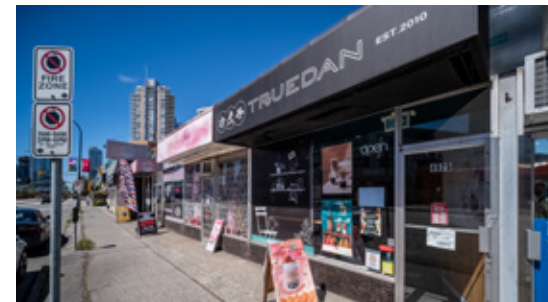
- 01 – Metrotown
- 02 – Crystal Mall
- 03 – Save-On-Foods
- 04 – PriceSmart Foods
- 05 – London Drugs
- 06 – Wholesale Club
- 07 – Kal Tire
- 08 – Assi Market
- 09 – Dollarama
- 10 – Fountain Tire
- 11 – Tisol
- 12 – Persia Foods Produce

## 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 Royal Oak station and the Expo line providing further accessibility and foot traffic.

## TRANSIT

The property is conveniently located just steps away from major transit including the Expo Line and major bus routes. You will be walking distance to a full range of shopping, recreation, theatre, and entertainment facilities. Ample parking in surrounding area as well as the property itself.



## FOR MORE INFORMATION CONTACT

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