4554 KINGSWAY, BURNABY

RETAIL SPACE BETWEEN METROTOWN AND CRYSTAL MALL

FOR LEASE



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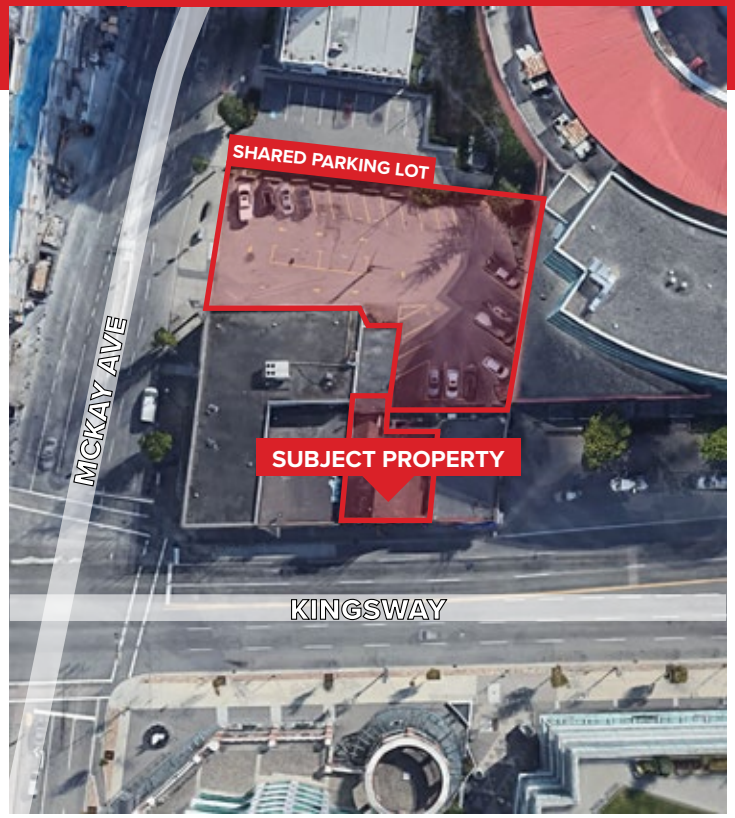


FOR LEASE

4554 KINGSWAY, BURNABY

Rare opportunity to lease a 1,600 square foot unit at 4554 Kingsway, located between Crystal Mall and Station Square in the heart of Metrotown. This prime location offers exceptional visibility along one of Metro Vancouver's busiest corridors, with both front and rear entrances providing easy access for customers and staff. The unit features expansive windows, allowing abundant natural light and excellent signage visibility, making it ideal for retail or service-oriented businesses.

It includes one bathroom and free parking space at the rear. The property benefits from heavy vehicle and foot traffic, ensuring high exposure for any business in this sought-after area.

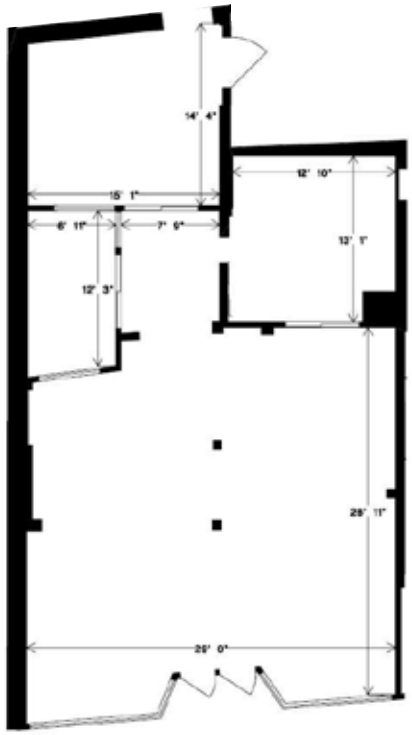
LOCATED STEPS FROM METROPOLIS AT METROTOWN AND CRYSTAL MALL

DOUBLE LARGE DISPLAY WINDOWS

FREE PARKING IN THE REAR

HEAVY WALKING AND VEHICLE TRAFFIC





Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

SIZE
+/- 1,600 SQFT

PARKING
Free Parking In Rear

ZONING
C3

BASIC RENT
$80.00/FT

ADDITIONAL RENT
$25.00/FT

MONTHLY RENT
$14,000.00 + GST



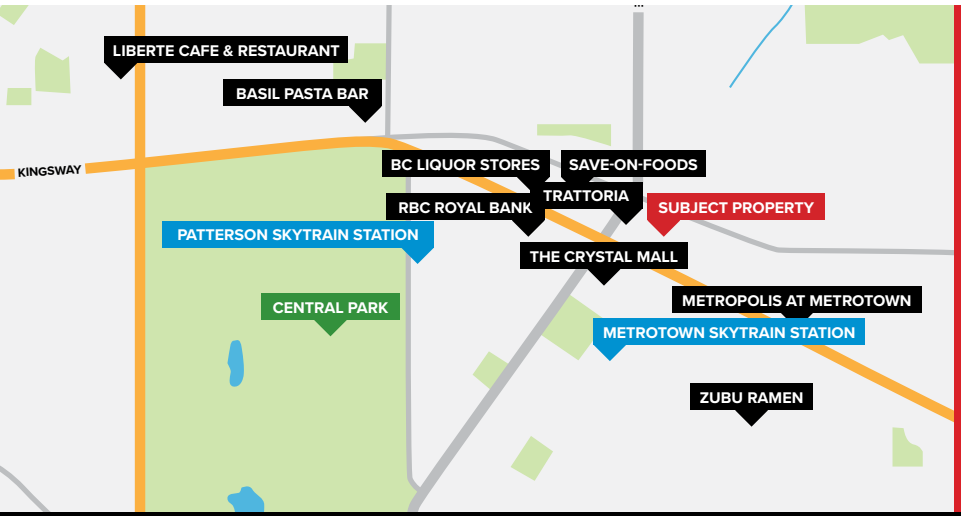




SHARED PARKING LOT







WALKING DISTANCES

METROTOWN STATION
5 MINS

PATTERSON STATION
13 MINS

CENTRAL PARK
21 MINS

ROYAL OAK STATION
25 MINS

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

4554 Kingsway offers excellent transit accessibility, with two major SkyTrain stations nearby. Royal Oak Station, located about a 25-minute walk southwest, and Metrotown Station, approximately 5 minutes to the east, both provide rapid Expo Line connections to key destinations like Downtown Vancouver, Surrey, and New Westminster. Additionally, several bus routes serve the Kingsway corridor, including Route 19, which connects Metrotown Station to Stanley Park, as well as Routes 110, 147, 148, 116, and the NightBus N19, offering frequent and convenient access to both Royal Oak and Metrotown Stations. With such robust public transit options, 4554 Kingsway ensures easy and efficient transportation for customers and staff, further enhancing its appeal as a prime location for businesses.

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