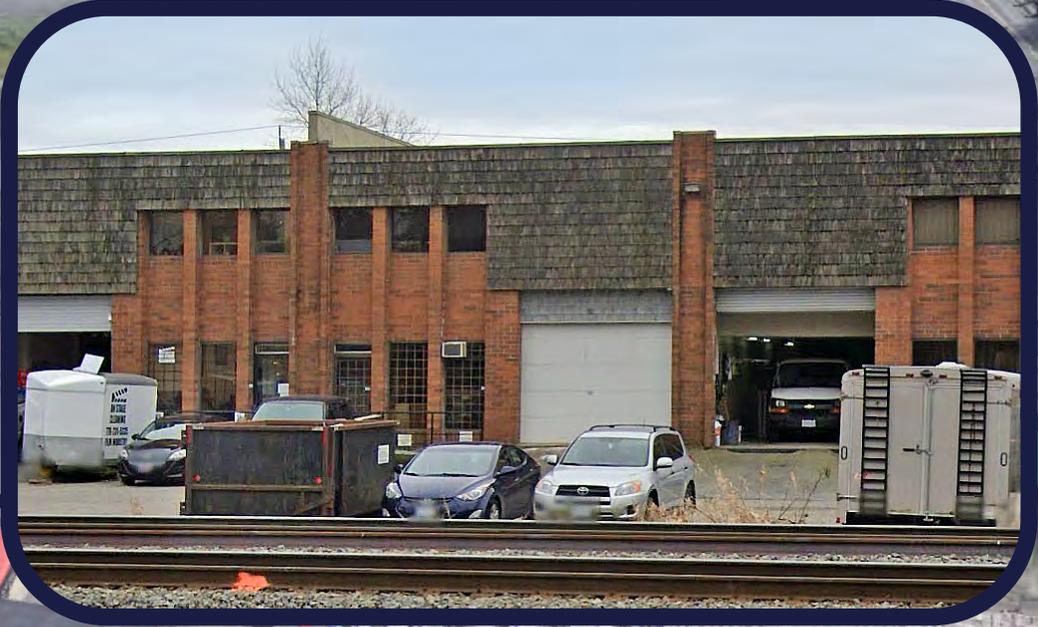


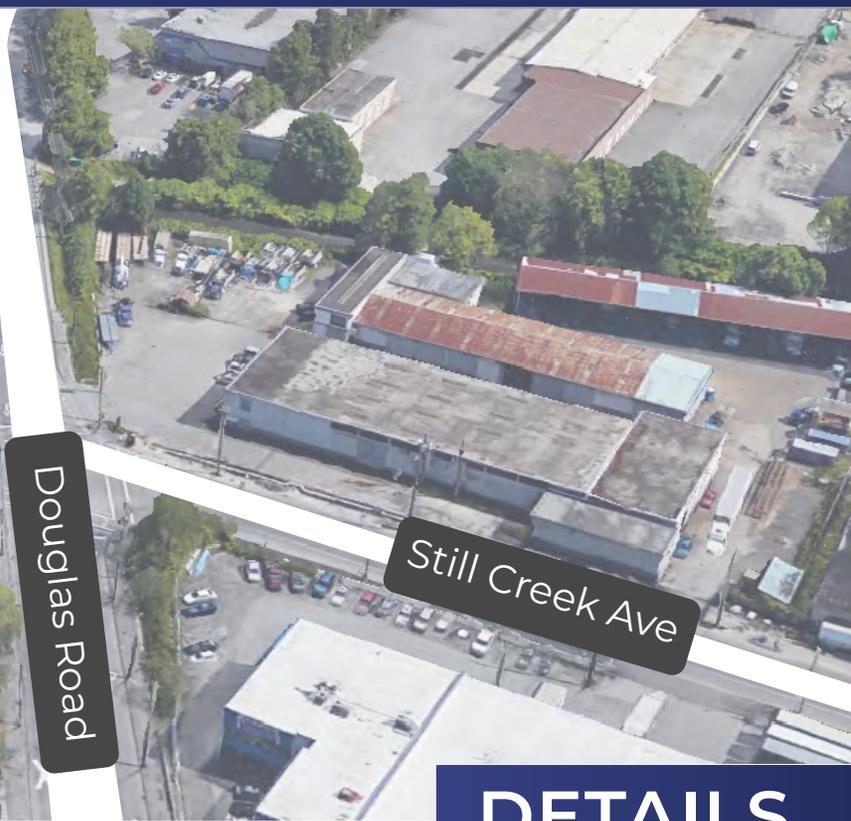
118 2544 DOUGLAS ROAD

Burnaby, BC



FOR SALE
INDUSTRIAL UNIT

IPG ICONIC
PROPERTIES
GROUP



OPPORTUNITY

Iconic Properties Group is pleased to present the opportunity to acquire unit 118 of 2544 Douglas Rd, an industrial woodworking shop in Central Burnaby, only 3.1 km from the bustling Brentwood Town Centre. The Premises has approx 2,395 sqft of ground floor warehouse and office and 781 sqft of mezzanine space. Additionally, there is 1,111 sqft of non-permitted mezzanine in the rear of the Unit. It features a 19ft high ceiling in the warehouse, grade loading, and its M-2 zoning permits a wide variety of manufacturing, warehouse storage, wholesale and office use. M-1 zoning uses are also allowed on this property. Working equipment and a paint booth are included in the sale.

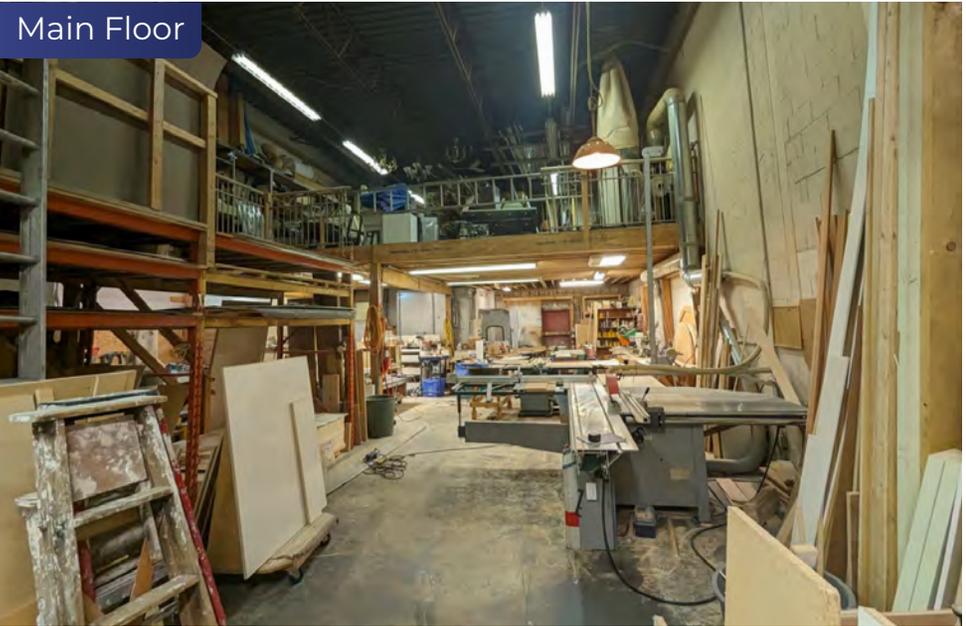
Contact the Listing Agent today to not miss out on this opportunity.

DETAILS

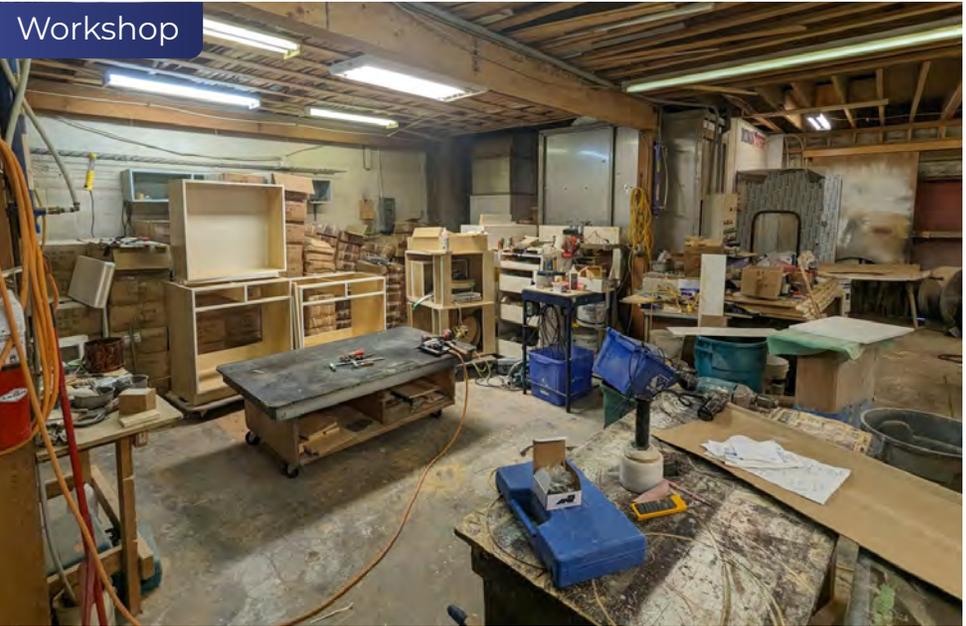
CIVIC ADDRESS	118-2544 Douglas Rd, Burnaby
NEIGHBOURHOOD	Central Burnaby
ZONING	M2
YEAR BUILT	1978
PID	001-683-071
TOTAL UNIT SIZE	3,176 sqft
CEILING HEIGHT	19 ft
LOADING TYPE	1 Grade Loading
PROPERTY TAX (2023)	\$10,512.11
PRICE	\$2,180,000

PHOTOS

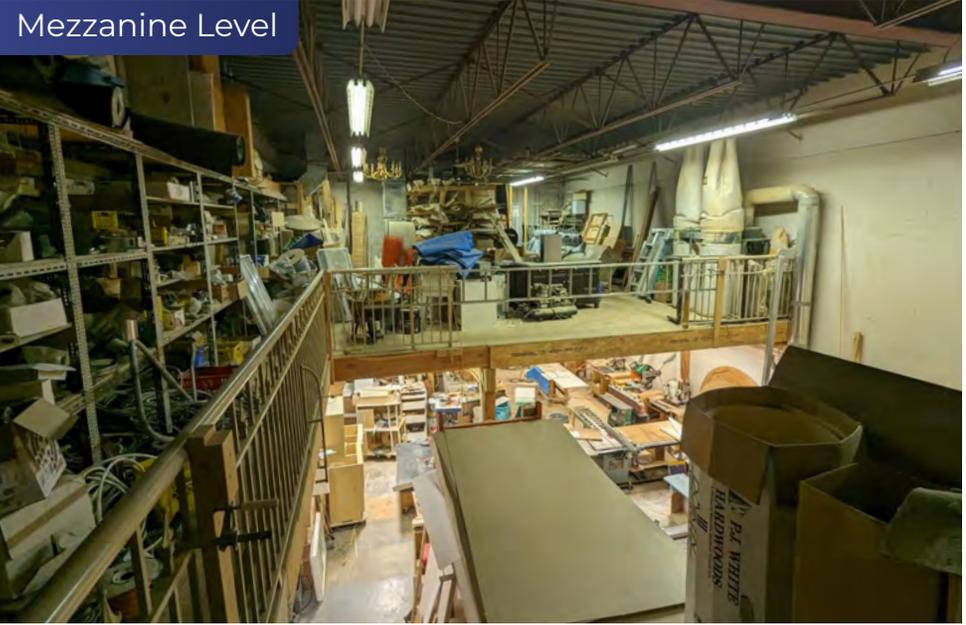
Main Floor



Workshop



Mezzanine Level

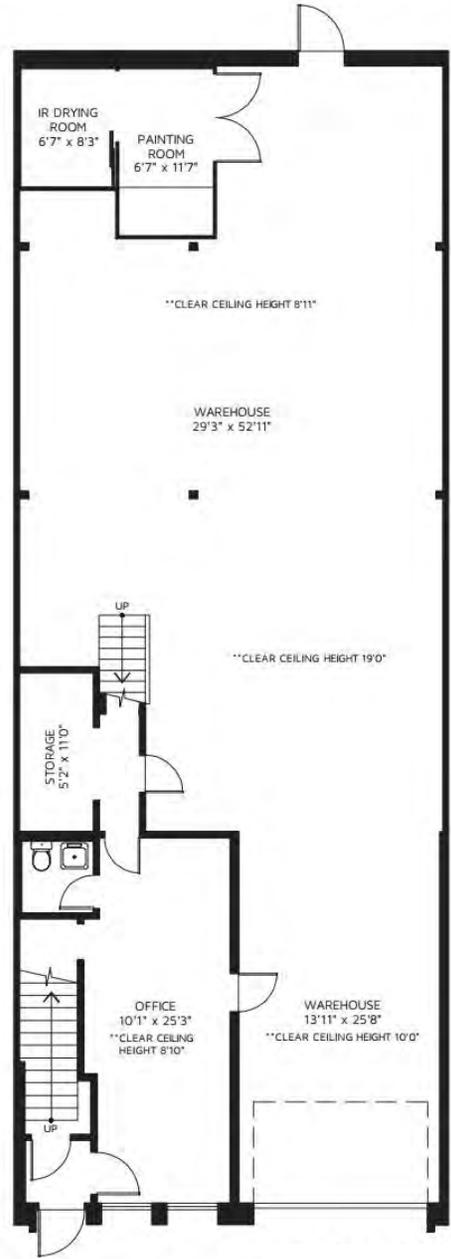


Office

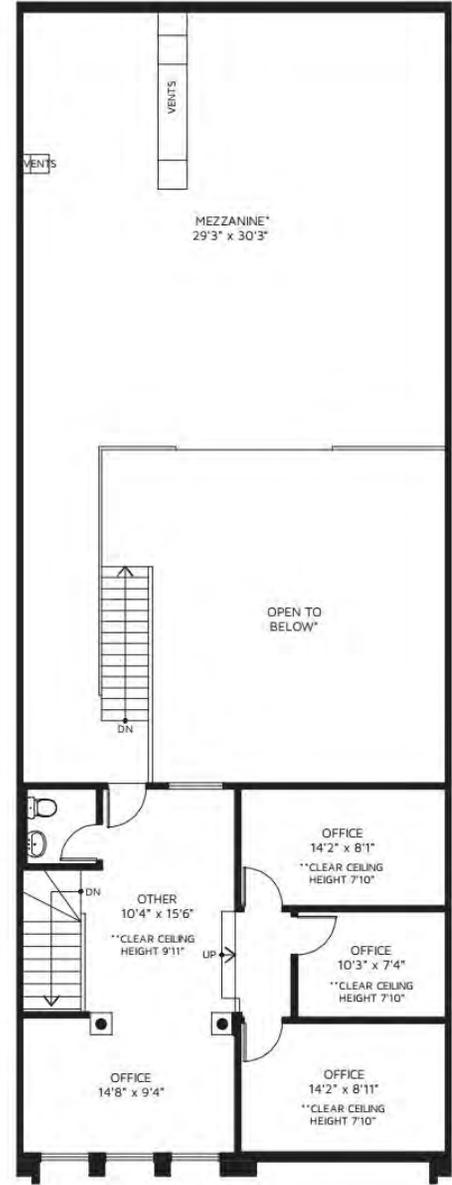


FLOOR PLANS

Main Floor

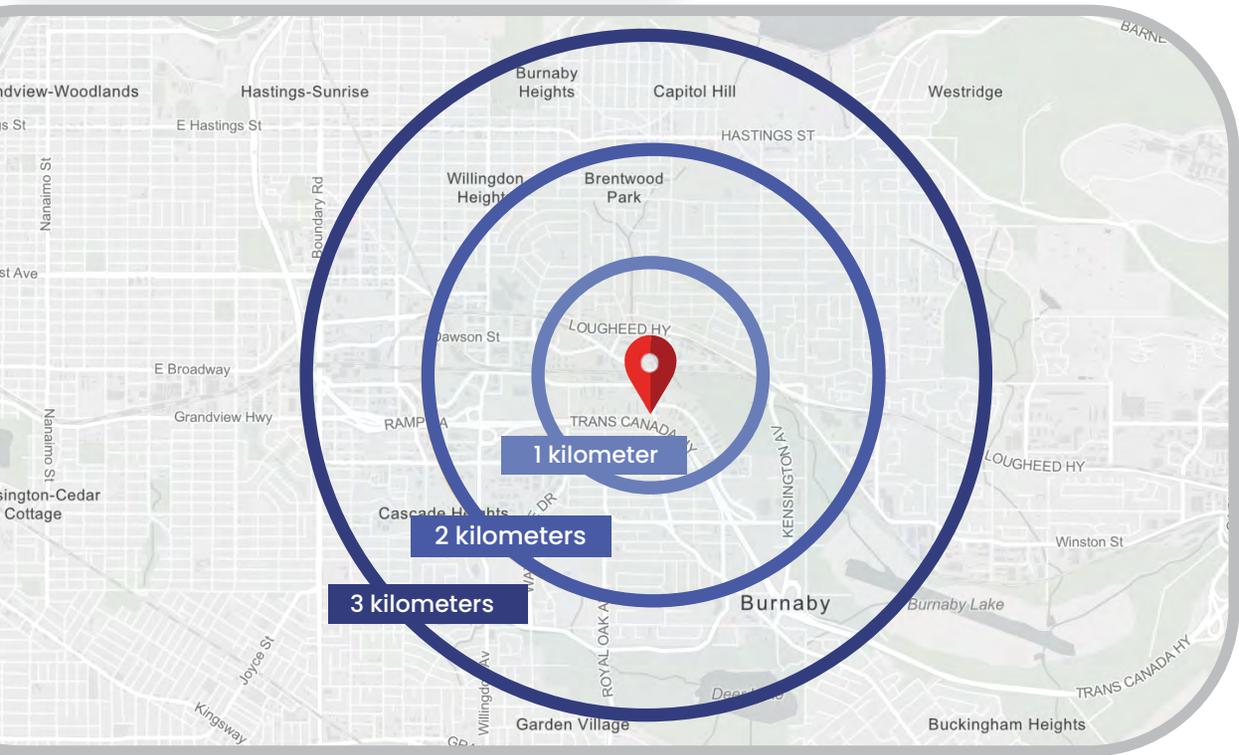


Upper Floor



DEMOGRAPHICS

LOCATION



This industrial unit is located on the east side of Douglas Rd, close to the intersection of Still Creek Ave. It is strategically placed near the convenient and growing area of Brentwood and is just minutes away from access to Hwy 1 and adjacent to The Amazing Brentwood.

This area is easily accessible, with the Holdom Skytrain station only an 11-minute walk from the unit, and downtown Vancouver only a 25-minute drive.

Distance	1 km	2 km	3 km
Population (2024)	19,017	69,686	119,771
Population (2025)	20,293	73,582	128,632
Projected Annual Growth (2024 - 2025)	12.56%	11.35%	9.98%
Median Age	39.6	39.2	39.3
Average Household Income (2024)	\$107,297.23	\$108,767.84	\$112,125.97
Average Persons Per Household	2.6	2.5	2.6

NEARBY AMENITIES



Subject Property

FOOD & DRINK

- 1 Joey Burnaby
- 2 Starbucks
- 3 Fatburger Lougheed Burnaby
- 4 McDonalds
- 5 Wonderffle Cafe
- 6 K Chicken Burnaby
- 7 Starbucks

SHOPS & SERVICES

- 1 Whole Foods Market
- 2 Shoppers Drug Mart
- 3 BC Liquor Store
- 4 Esso
- 5 The Amazing Brentwood
- 6 Costco Wholesale
- 7 Buy-Low Foods

PARKS & RECREATION

- 1 SPINCO Burnaby
- 2 REC Room
- 3 Brentwood Park

EDUCATION

- 1 CEFA Early Learning Burnaby
- 2 Brentwood Park Elementary
- 3 Holy Cross Elementary

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NOTHING BUT ICONIC

**Personal Real Estate Corporation*