

**4% CAP Rate**

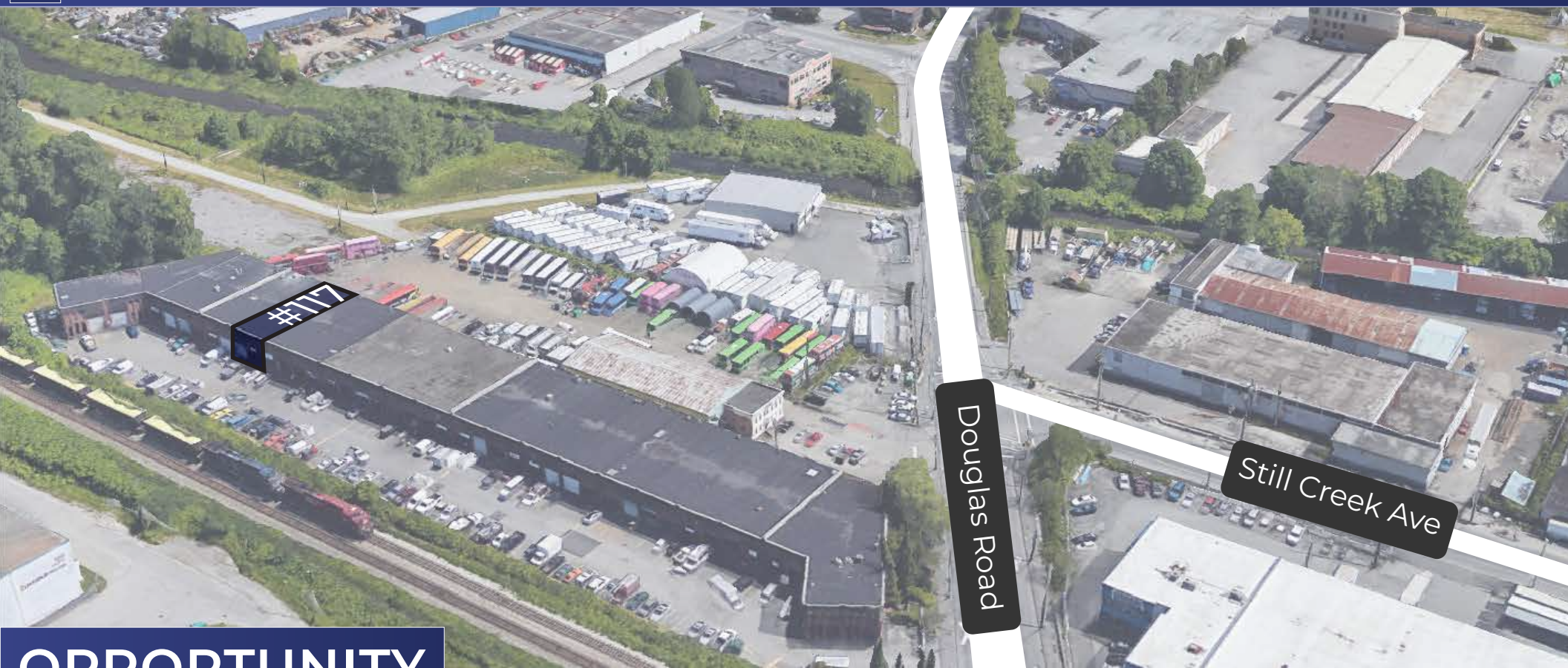
**#117 - 2544 DOUGLAS ROAD**  
**BURNABY, BC**

**FOR SALE**  
**INDUSTRIAL UNIT**

**IPG**

ICONIC  
PROPERTIES  
GROUP

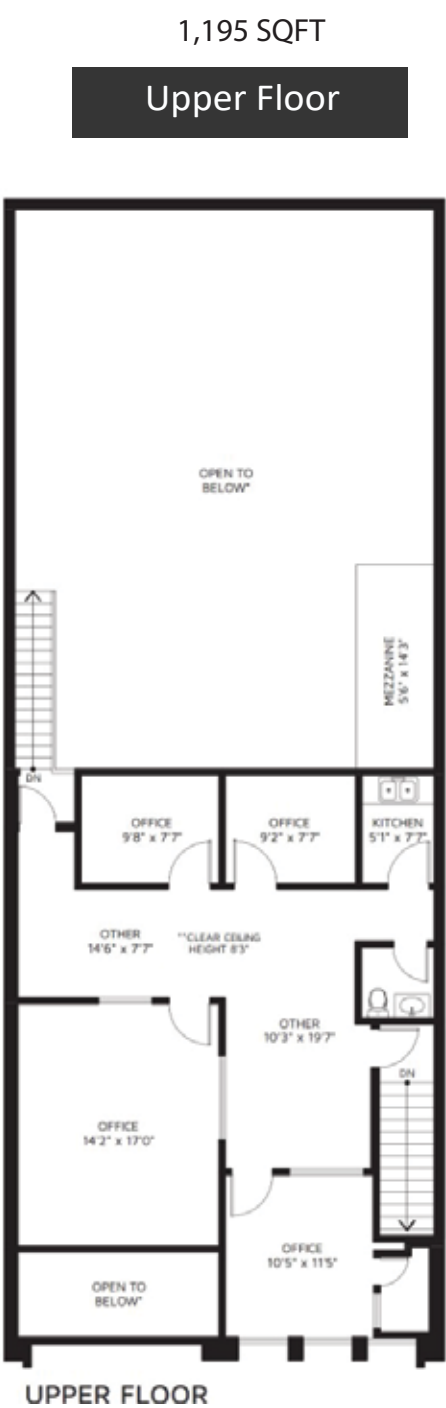




Iconic Properties Group is pleased to showcase an opportunity to acquire this spacious and rarely available industrial unit in central Burnaby, only 3.1 km from the bustling Brentwood Town Center. The main floor is approx. 2,404 sqft, the upper level is approx. 1,195 sqft for a total unit size of 3,599 sqft. It features an 18ft high ceiling in the warehouse, grade loading, a generous five parking stalls, and its M-2 zoning permits a wide variety of manufacturing, warehouse storage, wholesale and office use. M-1 zoning uses are also permitted.

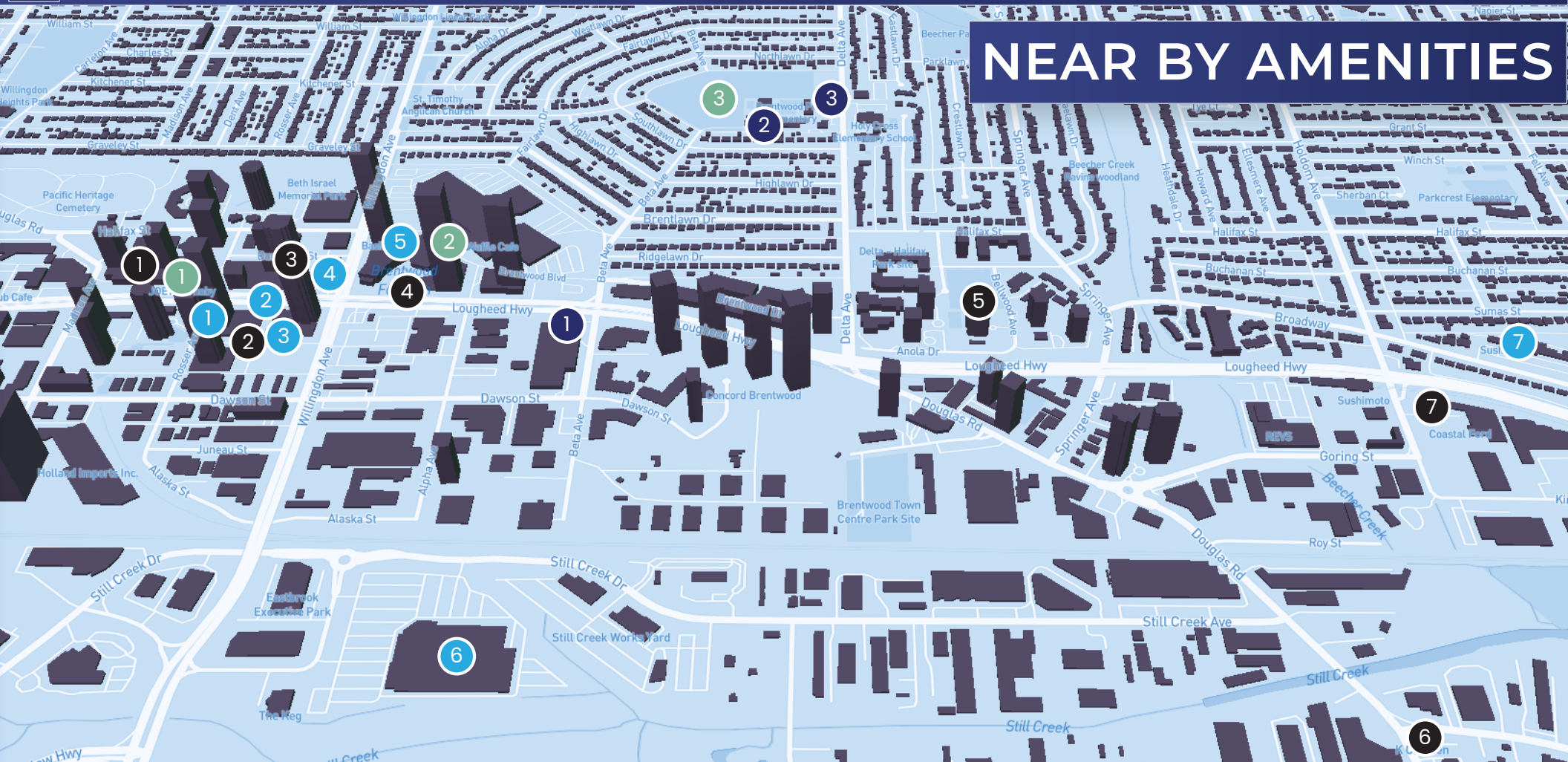
DETAILS

CIVIC ADDRESS	#117 - 2544 Douglas Rd, Burnaby, BC
NEIGHBOURHOOD	Central Burnaby
ZONING	M-2
YEAR BUILT	1978
PID	001-683-055
BUILDING SIZE	3,599 sqft
LOADING TYPE	Grade
CEILING HEIGHT	18 ft in Warehouse
PROPERTY TAX (2023)	\$14,861.05
PRICE	\$1,930,000





# NEAR BY AMENITIES



## 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

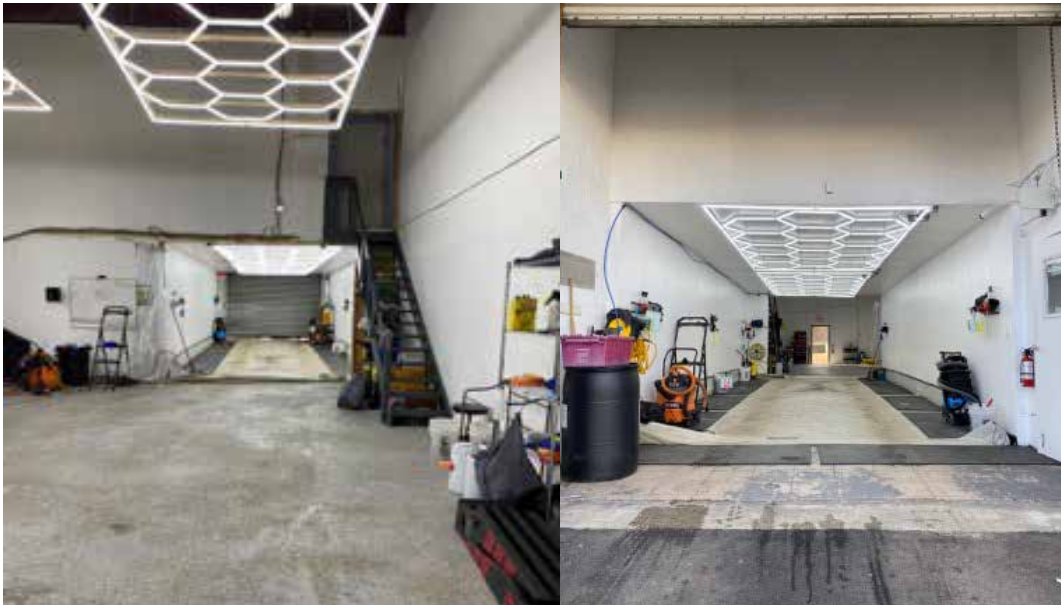
## PARKS & RECREATION

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

## EDUCATION

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

PICTURES



**2,000+**  
**VEHICLES PER DAY**

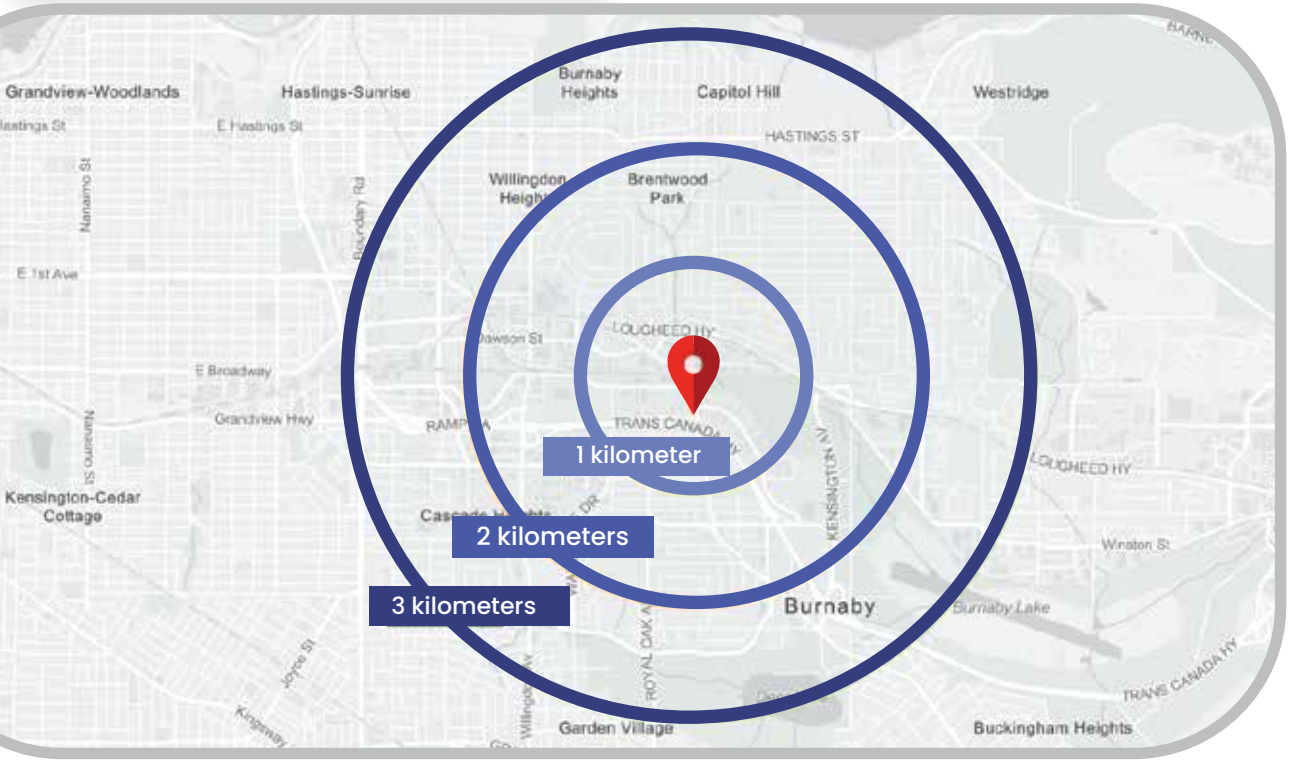
*Along Willingdon Ave and Grandview Hwy*





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 minutes drive.

	1 km	2 km	3 km
<b>Population</b> <u>(2024)</u>	11,981	43,309	87,700
<b>Population</b> <u>(2025)</u>	14,935	51,524	101,342
<b>Projected Annual Growth</b> <u>(2024 - 2025)</u>	24.66%	18.96%	15.56%
<b>Median Age</b>	37.3	38.3	40.0
<b>Average Household Income</b> (2024)	\$115,474	\$127,721	\$127,905
<b>Average Persons Per Household</b>	2.5	2.5	2.6

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**STONEHAUS**  
REALTY

**NOTHING BUT ICONIC**

*\*Personal Real Estate Corporation*

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