



PRICE REDUCTION

\$6,249,000

RETAIL / OFFICE / MEDICAL / DENTAL
CHILDCARE / EDUCATION / IT / TECH

COMMERCIAL / RESIDENTIAL

BUILDING SIZE: 5683 SF

LOT SIZE: 5280 SF

ZONING: C-1

3456 Boundary Road Burnaby, BC V5M 4A5

An ideal structure for medical, dental, animal hospital, IT/tech, childcare, or educational services, this free-standing mixed-use building offers 5683 square feet of flexible space. The property features a ground floor retail unit and two residential suites above, with the potential to be converted into commercial office or retail space, or utilized in its entirety by an owner-occupier.

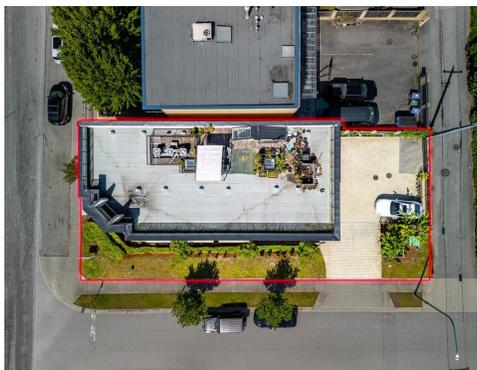
Located at 3456 Boundary Road in Burnaby's Cascade Heights, the building provides a rare opportunity for owner-users or value-add investors. The 1846 square foot ground floor is currently improved with a fully equipped dental practice, while the upper levels include two residential suites: a 1200 square foot, two-bedroom, two-bathroom suite with rooftop patio, and a 1137 square foot, two-bedroom, one-bathroom suite.

The property also includes a 1500 square foot basement with seven-foot ceilings, a mechanical room, in-ground plumbing, and a 400-amp service with three separate meters. This space is well-suited for IT servers, indoor play areas, or animal housing. A rear gated parking lot measuring 1690 square feet provides a loading zone, five parking stalls, and a covered carport, with additional free street parking along Broadway.

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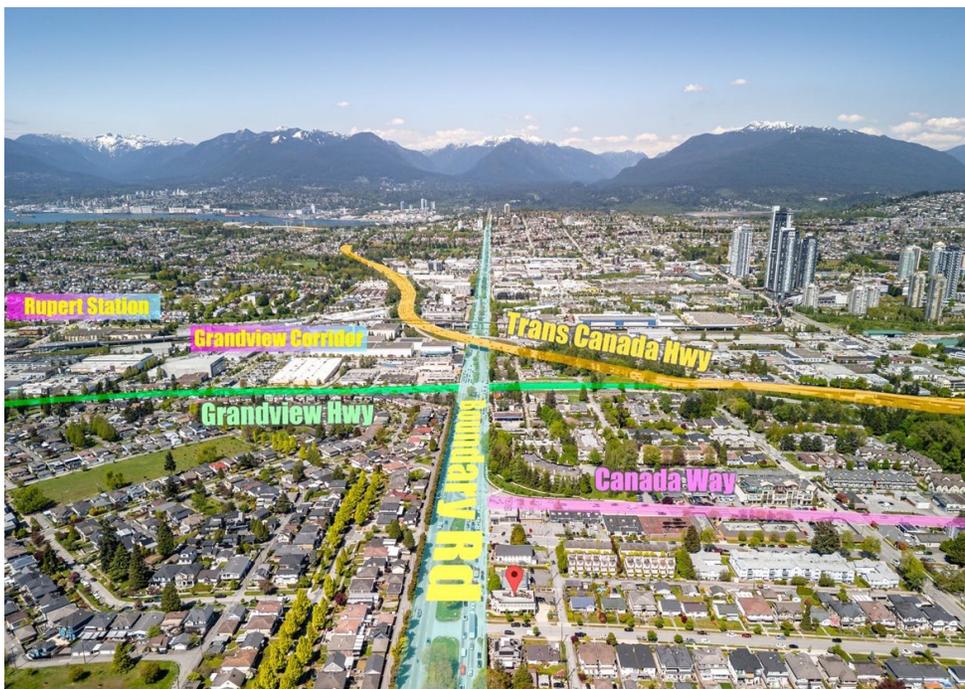
604.788.8138
john@johnulba.com

RE/MAX Crest Realty



RE/MAX Crest Realty
1195 West Broadway 3rd floor,
Vancouver, BC V6H 3X5

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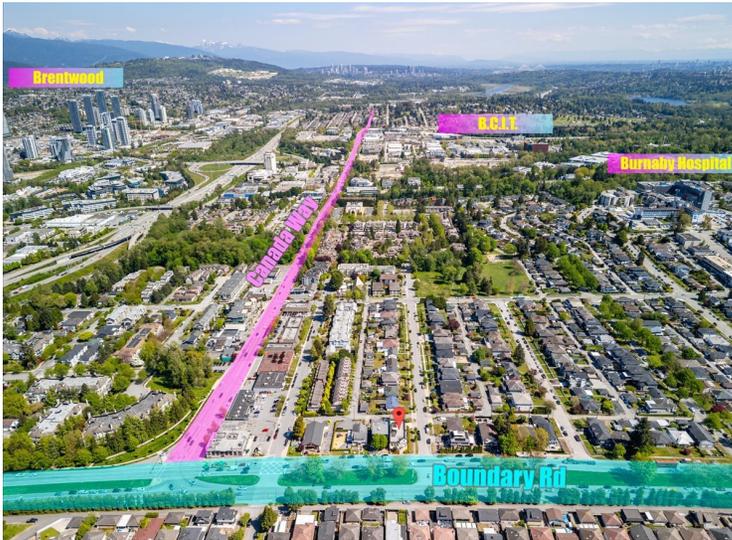


AVAILABILITY: IMMEDIATE

PARKING: 1690 SF / 5 STALLS

ROOF TOP PATIO: 2187 SF

ZONING: C-1



Zoned C-1, the property accommodates a wide range of uses, including retail, medical and professional offices, childcare, education services, and residential rentals. There is also potential for a ground floor lease-back or full vacancy of the premises, providing maximum flexibility for future users.

Strategically located, the building is just one kilometre from the Grandview Commercial Corridor, the Trans-Canada Highway, and Burnaby Hospital, 1.5 kilometres from SkyTrain, and 2 kilometres from BCIT. It is also close to schools, parks, and established residential neighbourhoods, offering excellent access and amenities.



RE/MAX Crest Realty



JOHN ULBA

604.788.8138

john@johnulba.com



John Ulba

Personal Real Estate Corporation

RE/MAX RE/MAX Crest Realty
CREST REALTY 604-788-8138
 john@johnulba.com

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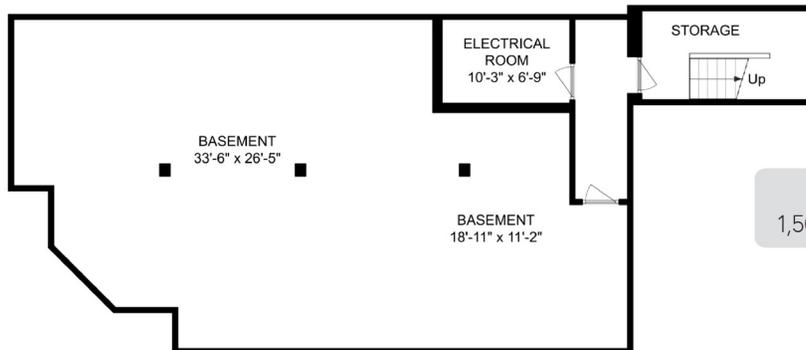
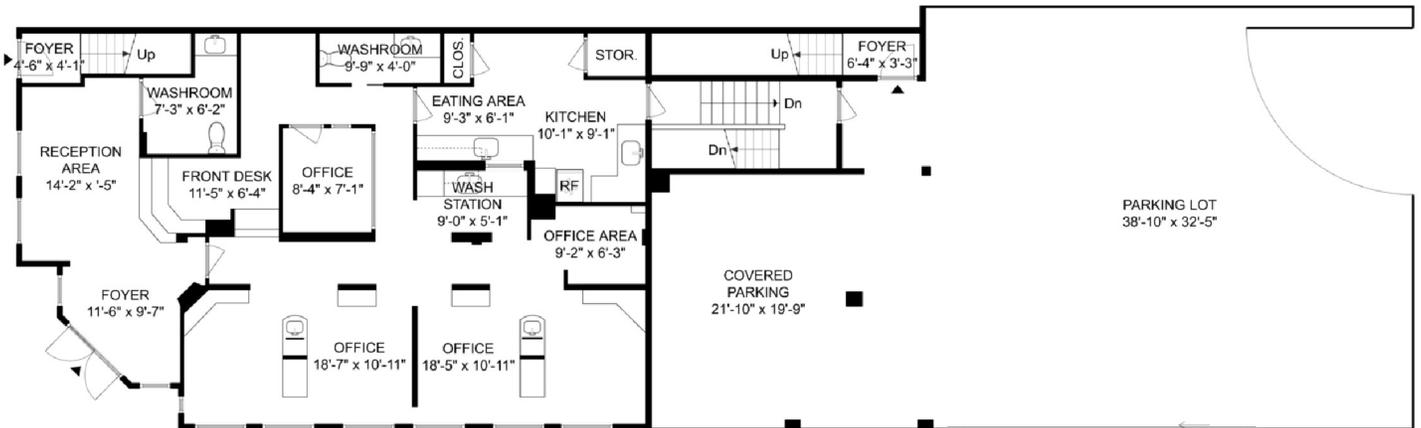
INTERIOR LIVING SPACE	(sq.ft.)
Upper Floor	2,337
Main Floor	1,846
Basement	1,500
Total Area	5,683

AUXILIARY	
Rooftop Patio	2,187
Parking Total	1,690
Combined Total	9,560

UPPER FLOOR
2,337 sq.ft. | Ceiling Height: 8'-5"



MAIN FLOOR
1,846 sq.ft. | Ceiling Height: 8'-0" to 9'-0"



BASEMENT
1,500 sq.ft. | Ceiling Height: 8'-2"

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