

Strata Warehouse Unit in Big Bend For Sale

104-4663 Byrne Rd, Burnaby



Strata warehouse unit in Big Bend Area. Approx. 1,687 SqFt vacant unit, 20' ceiling height with 16' grade loading, available in BBY Big Bend area. Ideally situated on Byrne Rd, minutes drive to Marine Way, easy access to Van, Richmond, Delta, and Surrey. M2R zoning, perfect for tire shop etc. The unit was previously used for cannabis grow under a valid government license. Sold "as is". All improvements are original and will require some work. Rare opportunity for an owner-user looking for a convenience location, this is a rare chance to secure a warehouse space in Burnaby. **Call now for a showing!**

Property Information

Address: 104-4663 BYRNE RD BURNABY
 Legal: SL 4, PL NWS3053, DL 165, GROUP 1, NW LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 P.I.D.: 014-655-331
 Zoning: I1

Government Assessment (2026)

Land	\$775,000
Improvement	\$60,300
Total	\$835,300
Tax(2025):	\$8,429.77

Property Information

Strata area:	1,687 SqFt
Built year:	1989
Strata fee:	\$225.3



Over 30 Years Experiences
Raymond Leung

Personal Real Estate Corporation

梁國權 604-644-6482



- No. 1 Re/Max Commercial Western Canada 2015
- No. 1 in Sales with Re/Max Realty Associates 5 years
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- Re/Max City Realty Commercial Rent Collected 2023
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2024 Re/Max Western Canada
Commercial Team No. 9

Christopher Leung, DULE

梁煒樂 778-951-1515

Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299

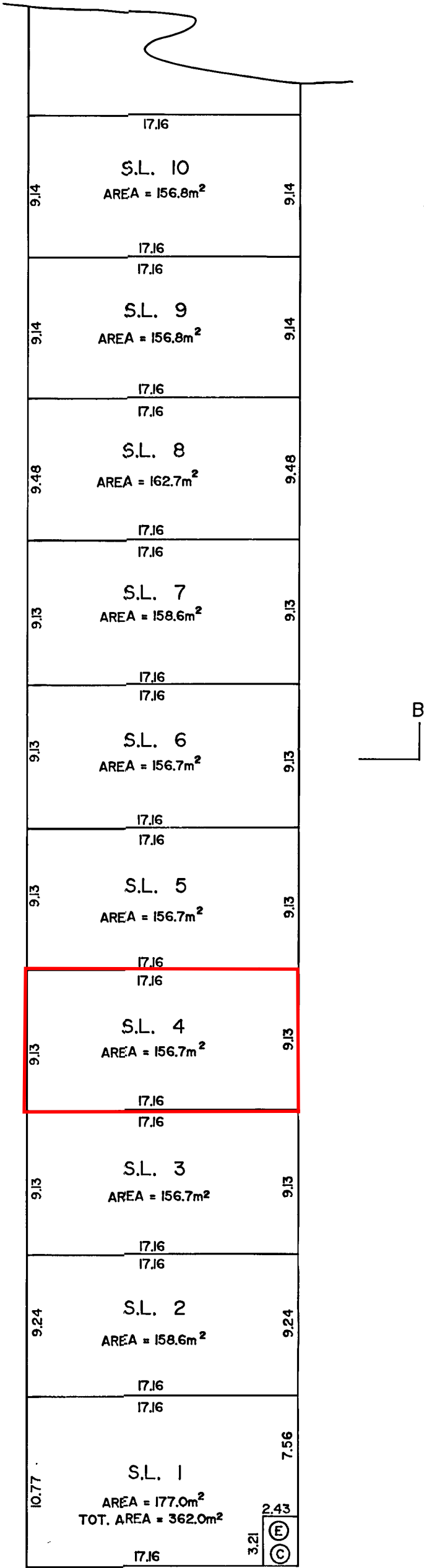
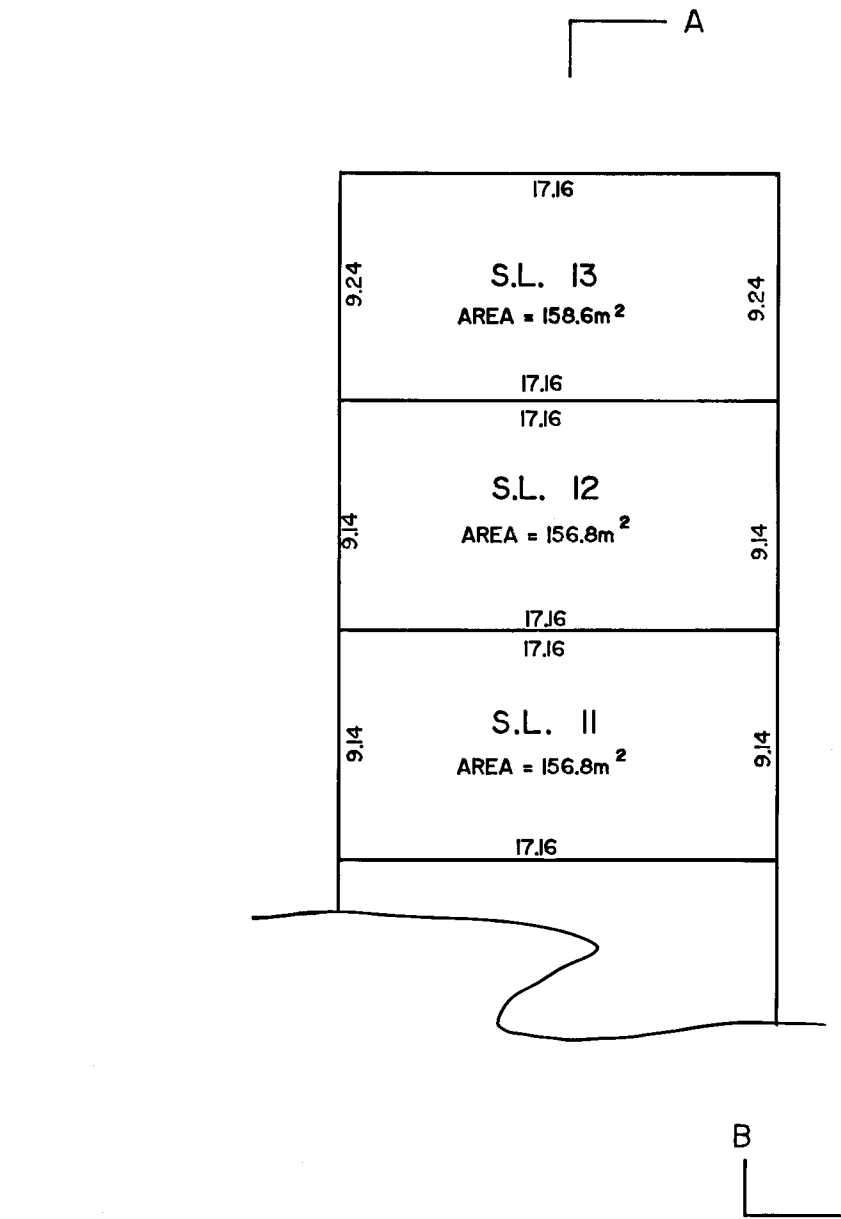
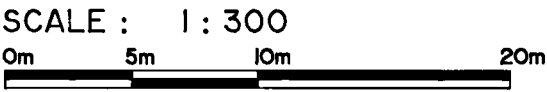
Leung Real Estate Group Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.



GROUND FLOOR

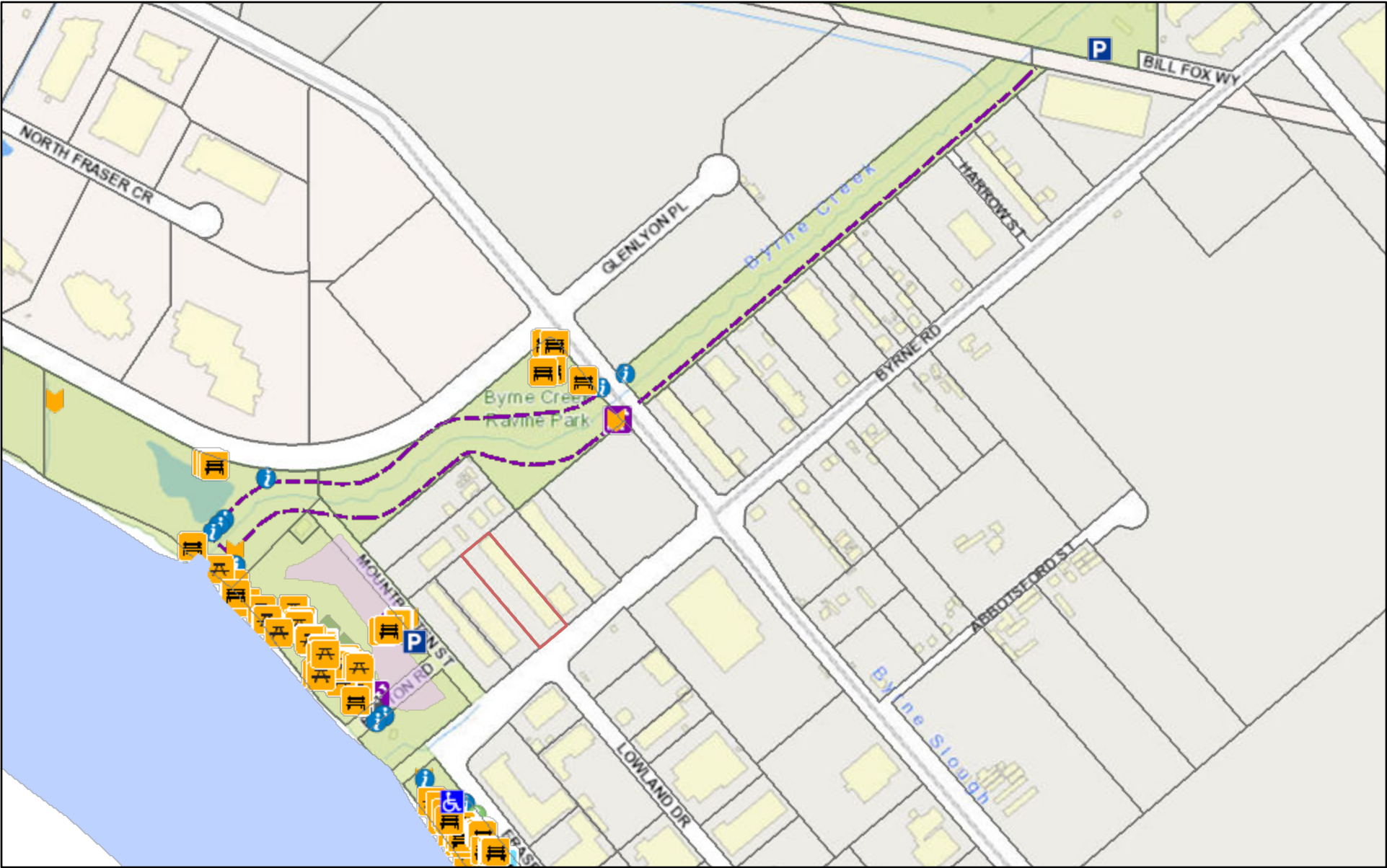
STRATA PLAN NW3053



HENDERSON & ASSOCIATES,
British Columbia Land Surveyors,
3 - 4075 Kingsway, Burnaby, B.C.
V5H 1Y9
Telephone: (604) 430-4262

JA.
04/12/25

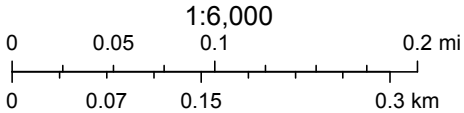
Site Map



January 15, 2026

- | | | | |
|--------------|---------------|-----------------|-------------------------------|
| Lakes | Ocean | Bike Rack | Picnic Table |
| Small Rivers | Legal Parcels | Chair | Water Fountain |
| Large Rivers | Bench | Donation Plaque | Other (BBQ Ash Pit, Ash Tray) |

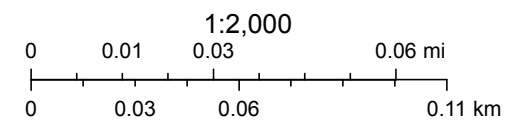
- Wayfinding & Signage Systems
- Information Sign
 - Park Entrance Sign



 Lakes
  Ocean
  Bench
  Donation Plaque
  Other (BBQ Ash Pit, Ash Tray)

 Small Rivers
 Zoning
 Bike Rack
 Picnic Table
 Wayfinding & Signage Systems

 Large Rivers
  Legal Parcels
  Chair
  Water Fountain
  Information Sign



4.1 INDUSTRIAL DISTRICT (I1)

4.1.1 Intent

The intent of this district is to provide for industrial uses that vary in scale and intensity, including manufacturing and processing of raw and finished materials, distribution and warehousing, and compatible supporting commercial and accessory uses.

I1a Sub-District: The intent of this sub-district is to provide for heavy industrial and similar uses that are subject to specific siting requirements to minimize nuisances (e.g. noise, unsightliness, fumes and vapours, dust, odour, vibrations) and to separate these uses from sensitive uses including residential, child care, and educational service uses.

4.1.2 Permitted Uses

4.1.2.1 I1 District

Use	Conditions
Principal Use	
Animal Care	4.1.3
Cannabis Processing Facility	4.1.3
Cannabis Production Facility	4.1.3
Commercial Kitchen	-
Contractor Service	-
Emergency Shelter	Part 6-5.3
Industrial Fueling Station	4.1.3
Light Industrial	-
Marine Mooring Facility	-
Nurseries and Greenhouses	4.1.3
Production and Rehearsal Studio	-
Recycling Centre	-
Research and Development	-
Service Station	Part 6-4.2
Storage Yard	-
Towing and Impound Lot	-
Trade School	-
Transportation Facility	-
Utility Services	-
Vehicle, Boat, and Trailer Dealership	-
Warehouse, Packaging, and Distribution Facility	-
Wholesale Facility	-
Works Yard	-

Secondary Use	
Active Mobility Hub	-
Artist Studio or Workshop	4.1.3
Child Care Facility	-
Energy Generation	-
Mobile Retail and Restaurant	-
Office	4.1.3
Personal and Business Services	4.1.3
Restaurant	4.1.3
Retail	Part 6-4.1, 4.1.3
Storage Facility	4.1.3
Accessory Use	
Office	4.1.3
Showroom or Display Area	4.1.3
Other Accessory Buildings, Structures, and Uses	Part 6-1.6

4.1.2.2 I1a Sub-District

Use	Conditions
Principal Use	
Principal uses permitted in the I1 District	4.1.3
Crematoria	4.1.3
Heavy Industrial	-
Industrial Port or Harbour Use	-
Freight Depot or Terminal	-
Recycling and Waste Processing Facility	-
Salvage Yard	4.1.3
Secondary Use	
Secondary uses permitted in the I1 District	Part 6-4.1, 4.1.3
Accessory Use	
Accessory uses permitted in the I1 District	Part 6-1.6, 4.1.3

4.1.3 Conditions of Use

Use	Conditions
All Permitted Uses	
All I1 District and I1a Sub-District Uses	(1) All permitted uses involving the manufacturing, warehousing, or storage of hazardous waste and dangerous goods, as defined under the <i>Environmental Management Act</i>, shall be authorized by and in compliance with a permit issued by the Waste Management Branch of the Ministry of Environment. (2) No outdoor storage areas shall be located within any required street yard setback. (3) Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of a lot where outdoor works, storage of vehicles or materials, or other similar outdoor activities occurs.
Principal Uses in the I1 District	
Animal Care	(1) Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of the lot where breeding and kennel uses occur. (2) Animal care facilities boarding animals overnight shall be located a minimum of 25 m from a residential use measured from building face to building face. (3) Uses operating a kennel must abide by the provisions of the Burnaby Kennel Regulation Bylaw 1960, as amended or replaced from time to time.
Cannabis Processing and Cannabis Production Facilities	(1) All cannabis production, processing, and storage must take place inside a wholly enclosed building or structure. (2) Any building used for cannabis production or processing must be equipped with an air filtration system that prevents the escape of cannabis odours to the outdoors and the system must be maintained to function properly over time. (3) The City may request an Air Quality Management Plan prepared by a registered professional and a third-party review of this plan at any time.
Industrial Fueling Station	(1) Must meet the conditions of use for Service Stations in Part 6-4.2.
Nurseries and Greenhouses	(1) Must be enclosed within a building or structure. (2) Keeping of livestock, with the exception of insects, and the growing of mushrooms or other products in a manure-based medium is not permitted.
Principal Uses in the I1a Sub-District	
All I1a Sub-District Principal Uses	(1) Except for crematoria and permitted I1 District principal uses, all I1a Sub-District principal uses shall be sited a minimum of 100 m from the following sensitive uses: (a) residential uses on R, C, E, or P District lots;



	(b) educational services, limited to private and public primary and secondary schools; and (c) child care facilities on lots other than I1 District lots. (2) The minimum 100 m distance from sensitive uses shall be measured as follows: (a) where the principal use(s) are completely enclosed within one or more buildings, the measurement shall be taken from the nearest building face to the property line where the sensitive use is located; (b) where the principal use(s) consist of both indoor (i.e. enclosed) and screened outdoor uses, the measurement shall be taken from the nearest building face or screening boundary to the property line where the sensitive use is located; and (c) where the principal use(s) consist entirely of screened outdoor uses, the measurement shall be taken from the nearest screening boundary to the property line where the sensitive use is located.
Crematoria	(1) Crematoria may only operate within a completely enclosed building and may not operate as part of a cemetery in the I1a Sub-District. (2) Crematoria may include administrative offices but may not include chapels, meeting rooms, or other spaces for the assembly or gathering of persons. (3) Crematoria must be located a minimum of 150 m from the following sensitive uses: (a) residential uses on R, C, E, or P District lots; (b) educational services, limited to private and public primary and secondary schools; and (c) child care facilities. (4) The minimum 150 m distance from sensitive uses shall be measured from the building face in which the crematorium is located, to the property line of the site where the sensitive use is located.
Salvage Yard	(1) Shall be sited a minimum of 30 m from any A1 District lot.
Secondary Uses	
Artist Studio or Workshop	(1) Must be located above the ground-level storey, with the exception of an associated entrance.
Office	(1) Secondary office use must be located above the ground-level storey, with the exception of an associated entrance.
Personal and Business Services	(1) Limited to 250 m² in floor area.
Restaurant	(1) Limited to 250 m² in floor area, with the exception of uses that are attached to and operate in conjunction with a principal use.
Retail	(1) Limited to 250 m² in floor area, with the exception of uses that are attached to and operate in conjunction with a principal use.
Storage Facility	(1) Not permitted within 400 m of a SkyTrain Station.



	(2) Must be located above the ground-level storey, with the exception of an associated entrance.
Accessory Uses	
Office	(1) Accessory office use is permitted to be located on the ground level. (2) For each separate unit occupied by a principal use, accessory office uses are permitted in an area not exceeding 40% of the total floor area occupied by the unit.
Showroom or Display Area	(1) For each separate unit occupied by a principal use, accessory showroom or display area uses are permitted in an area not exceeding 50% of the total floor area occupied by the unit.

4.1.4 Built Form and Siting

4.1.4.1 General

Subject to Section 4.1.4.2,

Regulations		I1
Height		
Maximum Height		4 storeys
Minimum Lot Line Setbacks		
Street Yard		Front: 6.0 m Flanking: 4.5 m
Lane Yard		3.0 m
Interior Side Yard		3.0 m
Interior Rear Yard		3.0 m

4.1.4.2 Setbacks

- (1) Where a lot is separated by a street from a lot in an A or R District, such front yard shall be not less than 9.0 m and such flanking yard shall be not less than 6.0 m.
- (2) Where a lot abuts a lot in an A or R District or is separated by a lane therefrom, a lot line setback shall be provided of not less than 6.0 m.
- (3) An interior side yard may be reduced to 0.0 m, provided it does not abut a lot in an A or R District and provided that the other side yard has a width of not less than 6.0 m.

4.1.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
 - (a) Part 4: General Regulations
 - (b) Part 6: Specific-Use Regulations
 - (c) Part 7: Parking, Loading, and Mobility