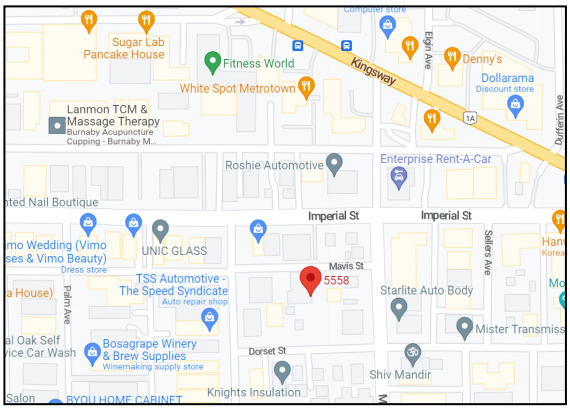
Auto Repair Shop Business & Equipment

For Sale

5558 Mavis St, Burnaby





Must-See. Auto repair shop turn key business for sale in Burnaby Metrotown. Valued equipment with prime location, business running for long time with stable customers. Walking distance to Kingsway and Royal Oak Skytrain stations, and just minutes' drive to Metropolis shopping center. Operating in Approx. 1,912 SF industrial building with Approx. 6,530 SF lot. The Landlord is willing to sign a brand new lease with new business operator. A rare opportunity for people who are looking for turn key auto repair business. Don't hesitate to call us for more information!

Property Information

Address:	5558 Mavis St, Burnaby
P.I.D.:	002-857-685
Zoning:	M4 SPECIAL INDUSTRIAL
Lot Size:	Approx. 6,530 SF
Building Size:	Approx. 1,912 SF
Built Year:	2009

Basic Rent

$34.52 per SF
$66,000 per annum,
and $5,500 per month

Additional Rent

$10.5 per SF (Projected)
$20,076 per annum,
$1,673 per month



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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

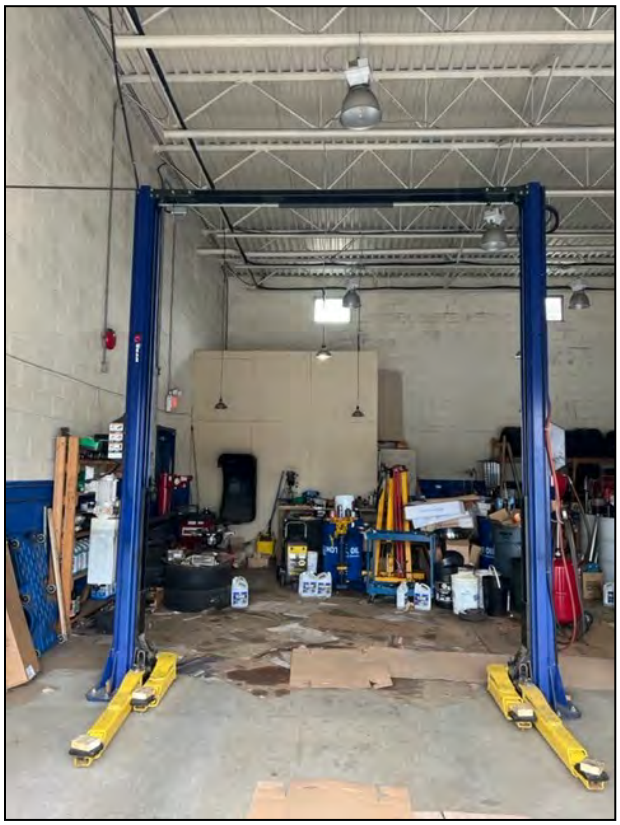
**Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.*

M24

	A	B	C	D	E	F
1						
2	**Qty**	**Name**	**Model**	**Brand**		
3	2	Hoist Symmetrical Two Post 10000 Lbs	JBC 10K	John Bean		
4	1	Tire Changer	AMM 5040E	Coats		
5	1	Wheel Balancer	AMM875	Coats		
6	1	Carbon Clean Fuel System	MCS 245	MotorVAC		
7	1	Transtech III ATF Exchanger	MTT 110	MotorVAC		
8	1	Coolant Clean III Coolant Flush	MCF 5100	MotorVAC		
9	1	Air Compressor (7.5 H.P 80 gallon)	CIR 2475NS	CIR		
10	1	Air Dryer (Compressor)	CIR 251N	CIR		
11	1	6/12V Battery Charger and Starter 70amp	MBC 85-7000	NAPA		
12	1	3 1/2 Ton Service Jack	NLE791-6425	NAPA		
13	1	140 amp Welder 115V		NAPA		
14	1	Strut Spring Compressor	BKP 6580	OTC		
15	1	1/2 Ton Transmission Jack	NLE 791-7140	NAPA		
16	4	Ratcheting Jack Stands 6 Ton	NLE 520-2000	NAPA		
17	4	Ratcheting Jack Stands 3 Ton	NLE 520-2001	NAPA		
18	1	Waste Oil Drain	LIN 3614	LINCOLN		
19	1	6 / 12V 130 amp Battery Load Tester	BKP 700-2690	OTC		
20	1	Vaccum Brake Bleeder	LIN MV6830	MITYVAC		
21	1	Booster Cable 600 amp	ULT 95202	ULTRAPRO		
22	1	Plastic Moulded Creeper	ULT 70007	ULTRAPRO		
23	1	Service Tool Cart	ULT 69250	ULTRAPRO		
24	1	500Kg Engine Support				
25	1	2 Ton Folding Engine Crane		NAPA		
26	1	Fluid Evacuator		NAPA		
27	1	5" Vise		NAPA		
28	1	Bench Grinders		NAPA		
29		All Tools				
30						
31						
32						

Sheet1 Sheet2 Sheet3

Ready



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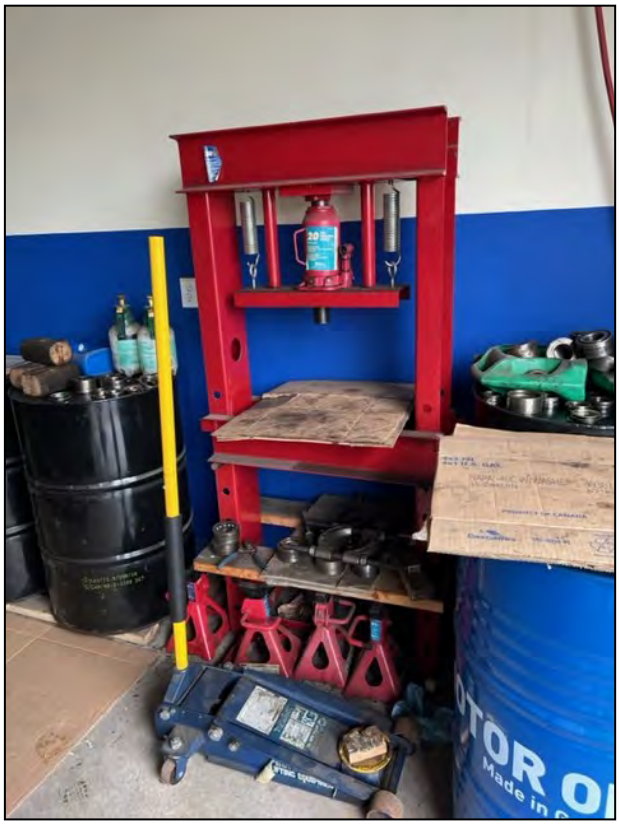






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404. SPECIAL INDUSTRIAL DISTRICT (M4) and (M4L)

This District provides for the accommodation of light industrial activities under conditions that are designed to minimize conflict with existing residential uses in areas of mixed development.

404.1 Uses Permitted:

(1) The following commercial and service uses:

- (a) Automotive repair shops, including body repair and painting.
- (b) Boot and shoe repair shops.
- (c) Car washing establishments.
- (d) Cartage, delivery and express facilities.
- (e) Laboratories.
- (f) Laundries, dry cleaning and dyeing establishments.
- (g) Locksmith shops.
- (h) Storage buildings, workshops, and yards for the following trade contractors: building, electrical, heating and air conditioning, painting, plumbing, refrigeration, roofing and sign. (B/L No. 12586-09-03-09)
- (i) Sale, rental and repair of tools and small equipment such as chain saws, hand and edge tools, lawn mowers, motorbikes, roto tillers and outboard motors.
- (j) Tailoring and dressmaking.
- (k) Upholstering.
- (l) Architectural, data processing, drafting, engineering and surveying offices. (B/L No. 4989-66-09-19)
- (m) Industrial fueling installations. (B/L No. 8560-86-06-23)
- (n) Rehearsal and production for radio, television, motion picture, theatre, dance and similar productions. (B/L No. 9780-92-10-13)

(2) The manufacturing, preserving, freezing, grading or packaging of the following food products:

- (a) Bakery products.
- (b) Candy and confectionery products.
- (c) Carbonated beverages.
- (d) Dairy products.
- (e) Eggs.
- (f) Fruits, vegetables and nuts.
- (g) Foods from previously milled grains.
- (h) Pickled fruits and vegetables, flavouring extracts, jams and jellies, sauces, seasonings and other similar products.

(3) The manufacturing or finishing of the following wood, metal and paper products:

- (a) Articles from prepared paper.
- (b) Ornamental and art products.
- (c) Household utensils, cutlery, hand and edge tools. (B/L No. 13755-17-06-26)

(4) The manufacturing or finishing of the following furniture and fixtures, or other products of like character or kind.

- (a) Household and office furniture.
- (b) Brooms, brushes and mops.
- (c) Mattresses and bedsprings.
- (d) Plumbing fixtures.
- (e) Partitions, shelving, lockers and office and store fixtures.
- (f) Window blinds and shades.

(5) The manufacturing, assembly or finishing of the following transportation equipment:
  (a) Bicycles.
  (b) Boats not greater than 9.0 m (29.53 ft.) in length.
  (c) Trailers, excluding truck trailers.

(6) The manufacturing, assembly and finishing of the following electrical and electronic equipment:
  (a) Business and office equipment.
  (b) Electronic instruments.
  (c) Household appliances.
  (d) Radio and television.
  (e) Small electrical equipment such as lighting fixtures, record players, telephone and telegraph apparatus, wiring equipment and x-ray apparatus.

(7) The manufacturing of articles from prepared glass and ceramic material.

(8) The manufacturing, compounding, finishing or packaging of the following chemical and allied products:
  (a) Articles from prepared plastic and rubber.
  (b) Cosmetics and perfumes.
  (c) Medicinal preparations.
  (d) Pharmaceuticals and drugs.

(9) The manufacturing, finishing or packaging of the following miscellaneous products:
  (a) Articles from prepared bone, cork, feathers, fibre, hair, horn and wax.
  (b) Fur, leather and associated products (excluding tanning).
  (c) Jewellery, watches and clocks.
  (d) Musical instruments.
  (e) Novelties and toys.
  (f) Optical and photographic equipment.
  (g) Orthopaedic and medical appliances.
  (h) Rubber and metal stamps.
  (i) Scientific and professional instruments.
  (j) Signs.
  (k) Sporting goods.
  (l) Tobacco and tobacco products.

(10) Printing, publishing and book binding; blueprinting and photostatting; lithographing; engraving; stereotyping and other reproduction processes.

(11) Storage buildings, warehousing and wholesale establishments; packing and crating; cold storage and ice plants.

(12) The following residential uses:
  (a) Single family dwellings on lots being lawfully used for residential purposes on January 1, 2004. (B/L No. 11680-04-02-09)
  (b) Two family dwellings on lots being lawfully used for residential purposes on January 1, 2004. (B/L No. 11680-04-02-09)
  (c) Home occupations.

(12A) Animal training and daycare facilities, provided that the use is located not less than 10 m (32.8 ft.) from the boundary of any lot having a residential use. (B/L No. 11652-03-12-15)

(13) Accessory buildings and uses, including the internal display, internal storage and internal retail sale of goods produced or stored on the premises. (B/L No. 6178-72-11-20)

(14) In areas having an M4L designation, indoor athletic recreation uses that require a minimum floor area of 370 m^2 (3,982.7 sq.ft.) and a minimum ceiling height of 6m (20 ft.). (B/L No. 10310-96-01-15)

(15) Residential Sales Centres. (B/L No. 12452-08-06-16)

(16) Taxi dispatch offices, but only in the area bounded by Kingsway to the north, MacPherson Avenue to the west, Beresford Street to the south, and Gilley Avenue to the east. (B/L No. 12452-08-06-16)

(17) Trade schools, but only in the areas bounded by Kingsway to the north, MacPherson Avenue to the west, Beresford Street to the south, and Gilley Avenue to the east. (B/L No. 12452-08-06-16)

(18) Cannabis production facility provided that the use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. (B/L No. 13838-18-03-12)

(19) Temporary shelters. (B/L No. 14003-19-07-29)

(20) Fire halls. (B/L No. 14464-22-07-25)

404.2 Conditions of Use:

(1) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw. (B/L No. 14184-20-09-14)

(2) Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluents, dust, fumes, smoke, vibration, noise or glare, nor shall anything be done which creates or causes a health, fire, or explosion hazard, electrical interference or undue traffic congestion.

(3) Accessory buildings and uses, and fences on residential lots shall be subject to the appropriate requirements for Residential Districts in Sections 6.6 and 6.14.2 of this Bylaw. (B/L No. 14170-20-07-06)

(4) Accessory buildings and uses, and fences on non-residential lots shall be subject to the appropriate requirements for Non-Residential Districts in Sections 6.6 and 6.14.2 of this Bylaw. (B/L No. 14170-20-07-06)

(5) In addition to the requirements of Section 6.15 of this Bylaw, all parking or loading areas shall be screened along any front, side or rear boundary which adjoins or faces any lot occupied by a residential building.

404.3 Height of Buildings:

The height of a building shall not exceed 10.5 m (34.45 ft.) nor 2 1/2 storeys.

404.4 Lot Area and Width:

(1) Each lot for a single-family dwelling shall have an area of not less than 560 m^2 (6,027.99 sq.ft.) and a width of not less than 15.0 m (49.21 ft.).

(2) Each lot for a two family dwelling shall have an area of not less than 670 m^2 (7,212.06 sq.ft.) and a width of not less than 18.5 m (60.70 ft.).

(3) Each lot for an industrial use shall have an area of not less than 930 m^2 (10,010.76 sq.ft) and a width of not less than 30 m (98.43 ft.).

404.5 Lot Coverage:

The maximum coverage shall be 40 percent of the lot area for residential lots and 50 percent of the lot area for non-residential lots.

404.6 Front Yard:

A front yard shall be provided of not less than 6.0 m (19.69 ft.) in depth.

404.7 Side Yards:

(1) A side yard shall be provided on each side of a residential building of not less than 1.5 m (4.92 ft.) in width.

(2) A side yard shall be provided on each side of a non-residential building of not less than 3.0 m (9.84 ft.) in width, except that a side yard abutting a non-residential lot may be reduced to nil, provided that the other side yard has a width of not less than 6.0 m (19.69 ft.).

(3) In the case of a corner lot, the side yard adjoining the flanking street shall be not less than 3.0 m (9.84 ft.) in width.

(4) In the case of a non-residential lot where a lane flanks the side of such lot, the side yard adjoining the flanking lane shall be not less than 3.0 m (9.84 ft.) in width.

(5) Where a non-residential lot abuts a residential lot in this District or a lot in an A, R or RM District, or in a CD District based on an A, R, or RM District, or is separated by a street or lane therefrom, a side yard shall be provided of not less than 3.0 m (9.84 ft.) in width and such yard shall be fully and suitably landscaped and properly maintained. (B/L No. 12976-11-09-12)

404.8 Rear Yard:

(1) A rear yard shall be provided of not less than 7.5 m (24.61 ft.) in depth for residential lots.

(2) A rear yard shall be provided of not less than 3.0 m (9.84 ft.) in depth for non- residential lots, and where such lot abuts a lot in an A, R or RM District, or in a CD District based on an A, R, or RM District, such rear yard shall be not less than 6.0 m (19.69 ft.) in depth. (B/L No. 12976-11-09-12)

404.9 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

404.10 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.