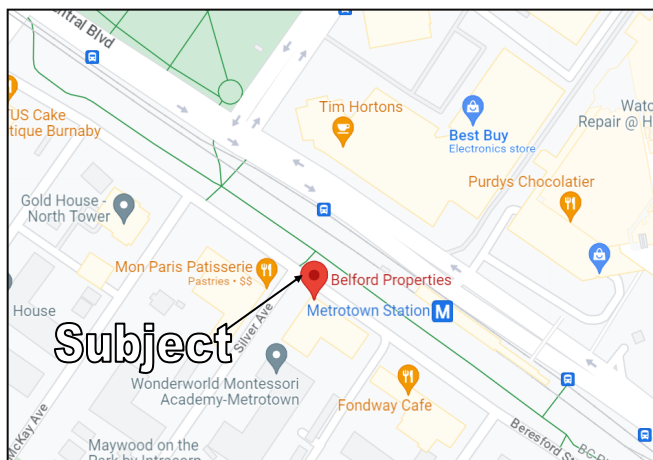
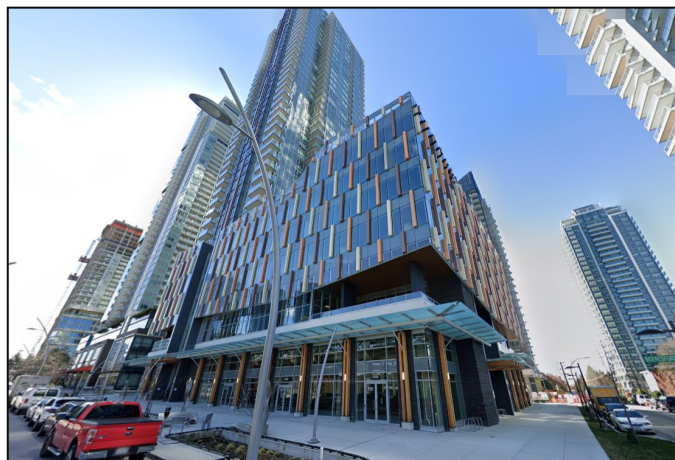




AAA Office Unit in Metrotown For Sale

528-6378 Silver Ave, Burnaby, BC



One of affordable brand new office unit with large west facing view window in Burnaby Metrotown. Approx. 558 sqft rectangle unit (14 ft x 40 ft), 5th floor of The Centre Offices, AAA Building. Central location provides extreme convenience for clientele and unit occupiers creating amazing opportunity for your business to thrive. Asking price is below BC assessment value and purchase price. Monthly rental parking is available. **Don't miss, Call Now!**

Property Information

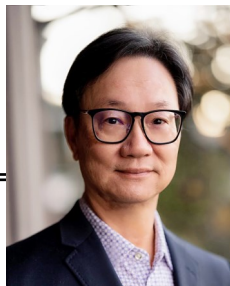
Address: 528-6378 Silver Ave, Burnaby
Legal: SL 60, PL EPS7862, DIS LOT 153, GROUP 1, NW LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
P.I.D.: 031-544-631
Zoning: RM5s

Government Assessment (2024)

Land	\$521,000
Improvement	\$138,000
Total	\$659,000
Tax:	\$6,147.53

Property Information

Strata area: 558 SqFt
Built year: 2021
Strata fee: \$465.66



Over 30 Years Experiences

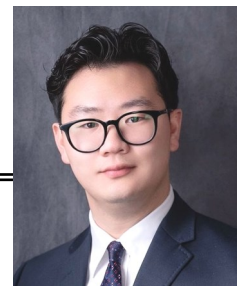
Raymond Leung 梁國權

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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 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.

