

NEW PRICE!

$5,799,000

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

COMMERCIAL / RESIDENTIAL

BUILDING SIZE: 5683 SF

LOT SIZE: 5280 SF

ZONING: C-1

RENANZA REALTY INC

3456 Boundary Road Burnaby, BC V5M 4A5

Located at 3456 Boundary Road in Burnaby's Cascade Heights, the building provides a rare opportunity for owner-users or value-add investors. 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 utilized in its entirety by an owner-occupier.

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 eight-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, providing a loading zone, five parking stalls, and a covered carport, with additional free street parking along Broadway.

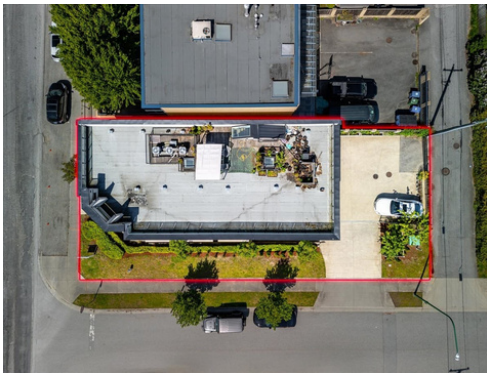
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RENANZA Realty Inc.











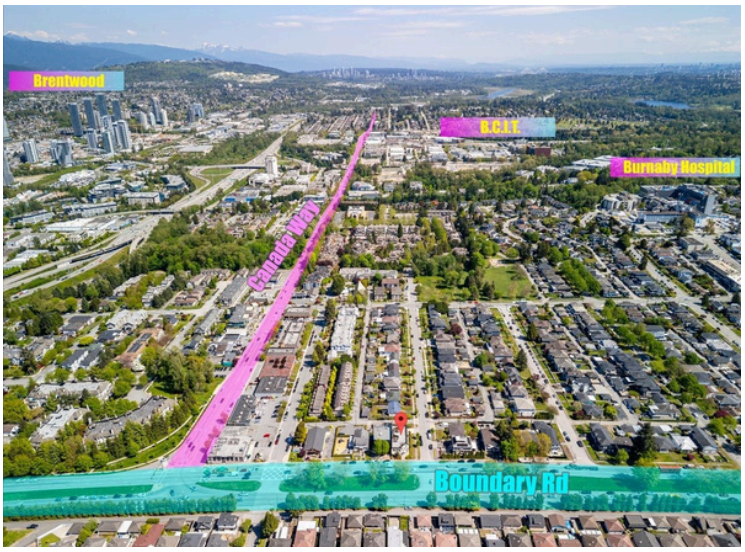


AVAILABILITY: IMMEDIATE

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.

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.

There is also potential for a ground floor lease-back or full vacancy of the premises, providing maximum flexibility for future users.

Dental Practice also For Sale: The current dental practice has 4 ops on the main floor and can be converted to 7 ops with 1500 SF of additional space on the lower floor for lunch room, offices, sanitation and a large laboratory. NDA required for additional information on business assets.







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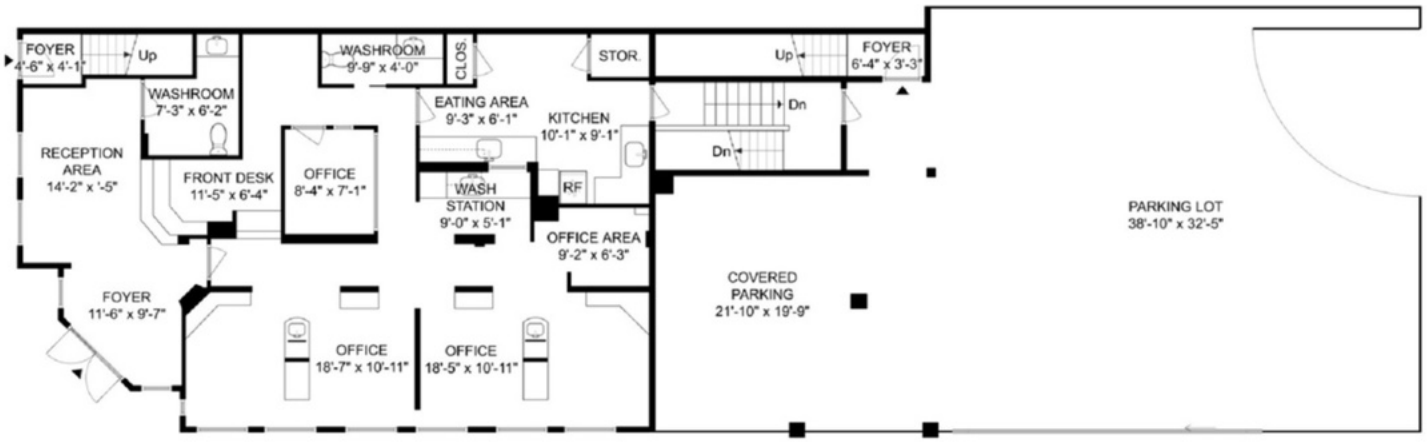
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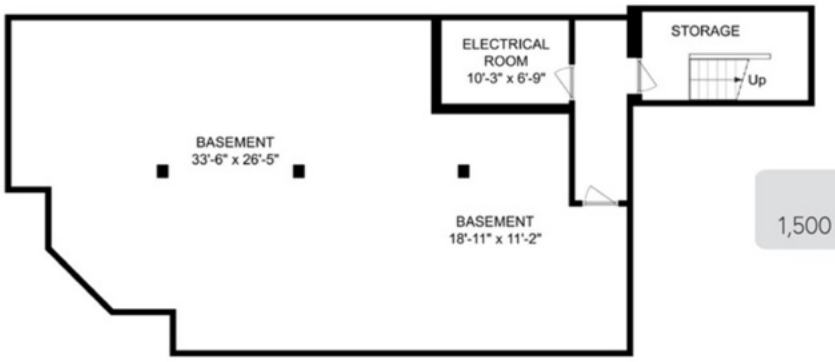
INTERIOR LIVING SPACE	(sq.ft.)
Upper Floor	2,337
Main Floor	1,846
Basement	1,500
Total Area	5,683
AUXILIARY	
Rooftop Patio	2,187
Parking Total	1,690
Combined Total	9,560

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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SCALE

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