

FOR LEASE

3,005 SF of retail strata in Burnaby, BC



5595A Kingsway
Burnaby, BC

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REAL ESTATE GROUP

*Personal Real Estate Corporation

Macdonald
COMMERCIAL

OPPORTUNITY

Luk Real Estate Group is pleased to present a prime opportunity to lease a high exposure retail property along the well activated and highly coveted Kingsway Avenue. This unit features laminated flooring in the front, a break room/open area, storage room and 2 washrooms, 1 being wheelchair accessible in the rear.

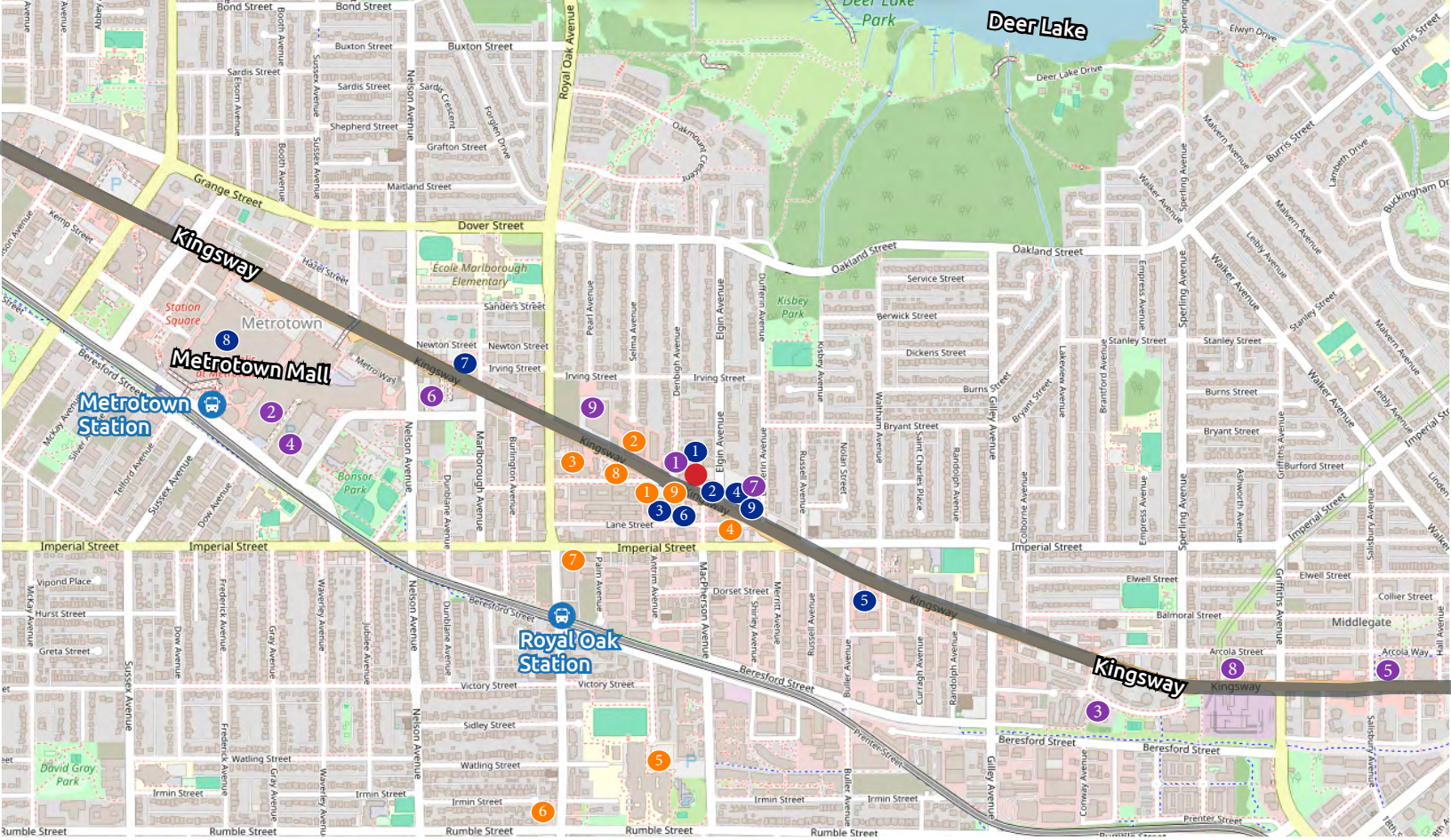
LOCATION

Located five blocks East of the prominent Metrotown area, this property is situated at the northwest corner of Kingsway and Elgin Street. This unit enjoys great visibility from the voluminous vehicular traffic of Kingsway and the complex features an abundance of parking for customers. The surrounding neighborhood features prominent commercial tenants like Denny's, Lordco Auto Parts, White Spot, and Fitness World.

SALIENT FACTS

Civic Address:	5595A Kingsway, Burnaby, BC
Zoning:	C-2
Unit Size (approx.):	3,005 SF
Additional Rent (2024 estimate):	\$15.81/SF per annum
Net Rent:	\$29.00/SF per annum





- **RESTAURANTS/CAFES**
 - **RETAIL/GROCERY**
 - **SERVICES**
- | | | |
|--|---|---|
| <ol style="list-style-type: none"> 1. Northern BBQ 2. GAON Korean Cuisine 3. White Spot 4. Denny's 5. Wendy's 6. Little Caesars Pizza 7. 88 Noodle House 8. Tim Hortons 9. Joyful Seafood | <ol style="list-style-type: none"> 1. Royal Oak Barber Shop 2. Walmart 3. Kea's Meat 4. T&T Supermarket 5. Save-On-Foods 6. London Drugs 7. Dollarama 8. Persia Foods Market 9. Wholesale Club | <ol style="list-style-type: none"> 1. Fitness World 2. Best Western Hotel 3. Sherwin Williams Paint Store 4. Hertz Car Rental 5. Michael J Fox Theatre 6. Chevron Gas Station 7. Dreamy Nails Boutique 8. Eagle Orthodontics 9. V-Show Karaoke |
|--|---|---|

● **SUBJECT PROPERTY**
5595A KINGSWAY, BURNABY, BC

DRIVE TIME

Drive time to:	
Metrotown Mall	4 min
Burnaby Hospital	10 min
Deer Lake	11 min
Metrotown Skytrain Station	4 min
Royal Oak Skytrain Station	2 min

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