

# \$448,940 - 8920 Fraserton Court, Burnaby

MLS® #C8071257

**\$448,940**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.95 Acres

N/A, Burnaby, British Columbia

Discover the perfect space for your business in this centrally located, freestanding corner property offering immediate availability. The property features a total of 22,447 SF, including a spacious warehouse of 19,356 SF, upstairs office of 1,717 SF, and downstairs office of 1,374 SF on a 41,200 SF lot. With high ceilings (21 FT), robust 400 AMP electrical service, and versatile M5 light industrial zoning, it's ideal for a childcare facility, as well as manufacturing, warehousing, distribution, or industrial operations. The facility includes 3 overhead bay doors (2X 23.39 FT x 15.98 FT, 1X 14 FT x 12.04 FT), three washrooms, and 21 parking spots. Located just 2 minutes from Amazon Warehouse, this property offers excellent visibility and access, with upcoming zoning changes expanding potential uses to include sports training and more. Don't miss this opportunity to secure a prime industrial space in a strategic, accessible location. CALL TODAY TO VIEW! (id:6289)

Built in 1996

## Essential Information

|            |           |
|------------|-----------|
| Listing #  | C8071257  |
| Price      | \$448,940 |
| Bathrooms  | 0.00      |
| Acres      | 0.95      |
| Year Built | 1996      |



Type Industrial

## Community Information

Address 8920 Fraserton Court  
Subdivision N/A  
City Burnaby  
Province British Columbia  
Postal Code V5J5H8

## Amenities

Utilities Electricity, Natural Gas, Sewer

## Listing Details

Listing Office Sutton Group - 1st West Realty



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