

FOR SALE

# FULLY IMPROVED 1,759 SF CORNER PREMISES

IN THE HEART OF METRO TOWN  
STEPS FROM RAPID TRANSIT

300-301 4388 Beresford St, Burnaby BC



SITINGS REALTY LTD.

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# OPPORTUNITY OVERVIEW

Opportunity to acquire a fully improved strata office premises (comprised of two strata lots) located at the southwest corner of Beresford Street and McKay Avenue—just steps from Metrotown SkyTrain Station and Metropolis at Metrotown. This central location offers exceptional accessibility to neighboring municipalities and the Lower Mainland. The immediate area offers excellent amenities including vibrant shops, restaurants, and services.

The premises are currently improved with a reception area, seven high-end (7) private treatment rooms, two (2) washrooms as well as additional staff and storage areas. The unit also features a dedicated private north facing patio space and extensive glazing on three sides of the premises. This opportunity is ideal for medical, wellness, and professional office users.



Significant population growth forecasted in immediate area with approximately 15,012 new residential units currently in the planning stages and/or under development.



Dedicated Commercial Elevator provides direct access to Beresford Street (via a lobby) and the commercial parking area.



Drive Times:

- + 3 minute drive (500 metres) to 99A (Kingsway)
- + 9 minute drive (4.2 km) to Marine Drive
- + 13 minute drive (3.4 km) to Highway 1



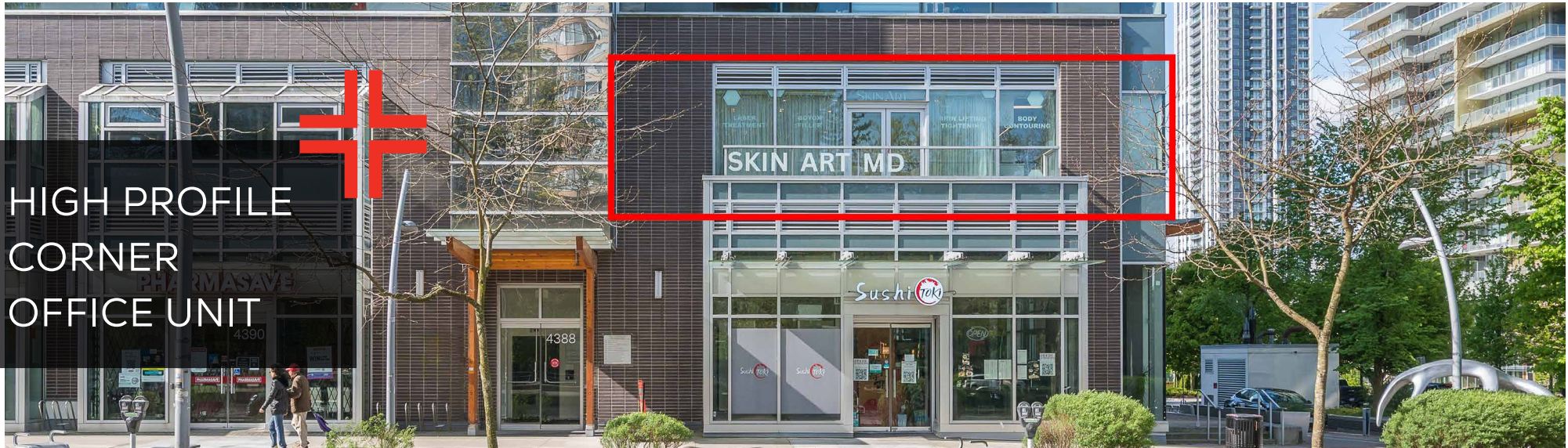
[VIRTUAL TOUR](#)



Walk Score:  
**96**



Transit Score:  
**88**



DETAILS

|   |  |
|---|--|
| <div>✚ <u>Size:</u></div> <div><div>✚ <u>Unit 300:</u> 997 SF</div><div>✚ <u>Unit 301:</u> 762 SF</div><div>✚ <u>Total:</u> 1,759 SF</div></div>                              | <div>✚ <u>Strata Fee:</u></div> <div><div>✚ <u>Unit 300:</u> \$524.22 per month</div><div>✚ <u>Unit 301:</u> \$686.67 per month</div><div>✚ <u>Total:</u> \$1,210.89 per month</div></div>   |
| <div>✚ <u>Property Taxes (2024):</u></div> <div><div>✚ <u>Unit 300:</u> \$10,527.21</div><div>✚ <u>Unit 301:</u> \$8,237.25</div><div>✚ <u>Total:</u> \$18,764.46</div></div> | <div>✚ <u>Legal Description:</u> Strata Lot 6 &amp; 7 District Lots 153 Group 1<br/>New Westminster District, Strata Plan EPS2421, together with<br/>an interest in the Common Property in proportion to the unit<br/>entitlement of the Strata Lot as shown on Form V</div> |
| <div>✚ <u>Asking Price:</u> \$2,380,000</div>   | <div>✚ <u>PID:</u> 029-559-723 &amp; 029-559-731</div>   |
| <div>✚ <u>Parking:</u> 3 Designated Parking Stalls</div>  | <div>✚ <u>Zoning:</u> C-2</div>  |

AREA TENANTS



DEMOGRAPHICS

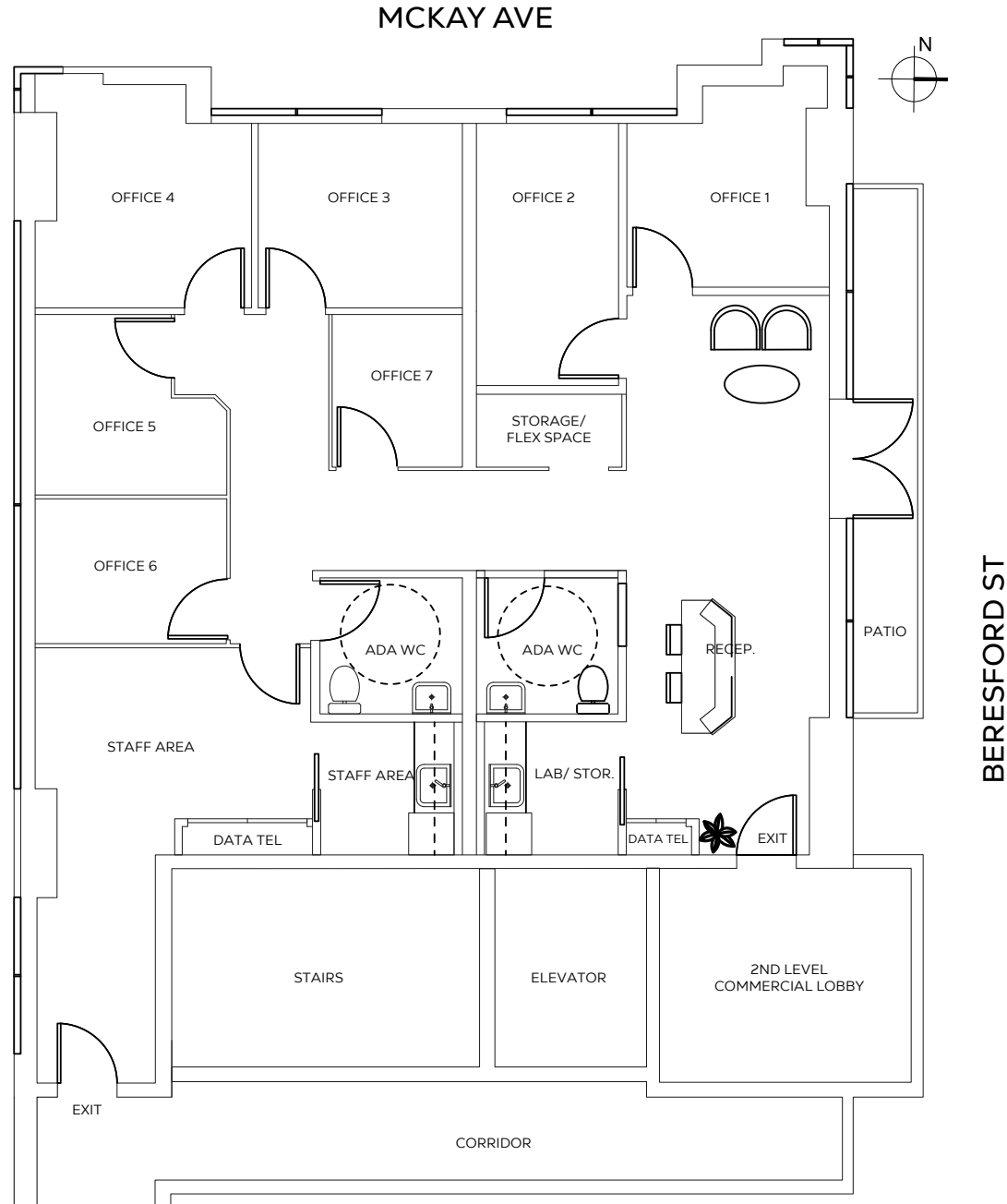
|                              | 3 MIN    | 5 MIN     | 10MIN   |
|------------------------------|----------|-----------|---------|
| 2024 Population              | 38,175   | 88,246    | 324,068 |
| 2029 Populations Projections | 45,826   | 98,269    | 352,512 |
| 2024 Average HH Income       | \$90,363 | \$103,198 | 114,677 |
| 2024 Daytime Population      | 42,432   | 84,920    | 311,026 |

CONTACT

|  |   |
|--|---|
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|--|---|

# UNIT PLAN

300-301 4388 BERESFORD ST  
Burnaby, BC

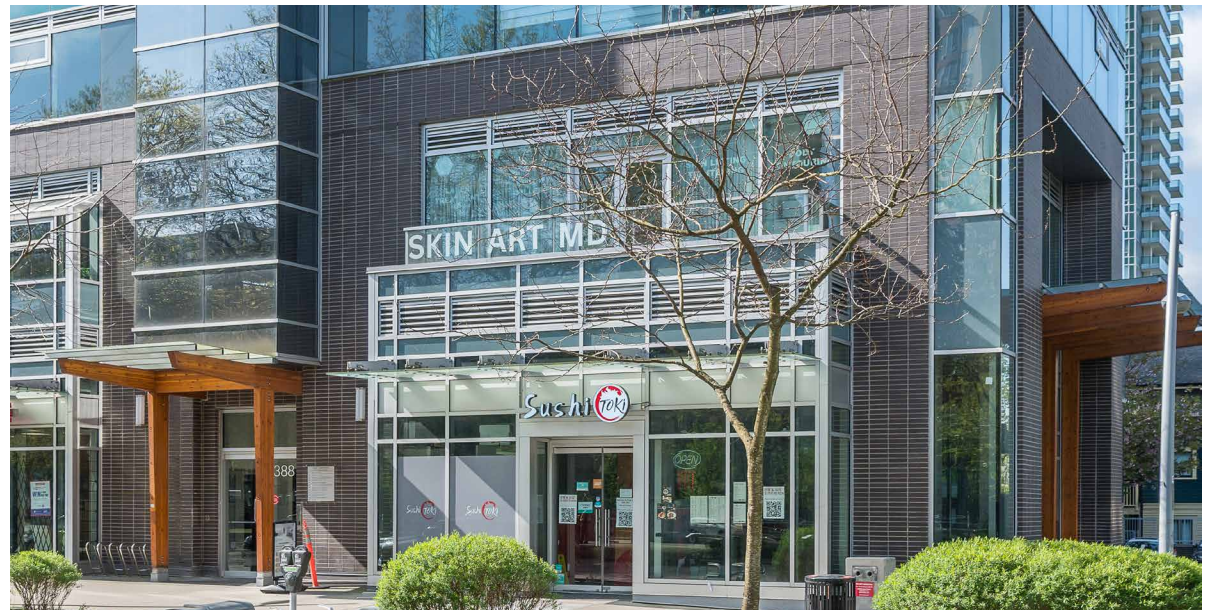








# EXTERIOR PHOTOS





# INTERIOR PHOTOS



# INTERIOR PHOTOS

