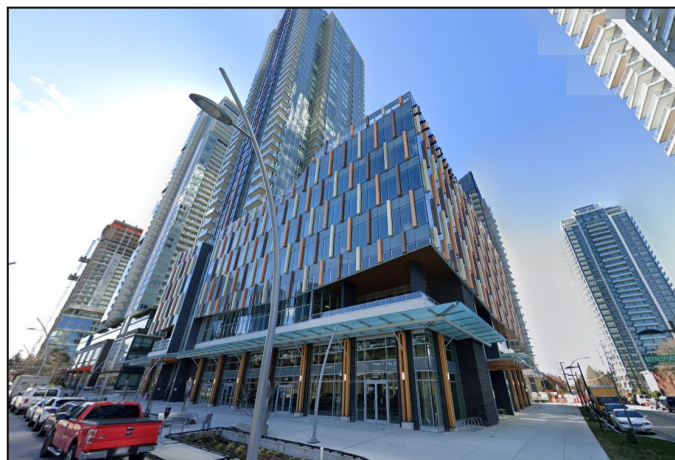




## AAA Office Unit in Metrotown For Sale

528-6378 Silver Ave, Burnaby, BC



Welcome to The Centre Offices, AAA Building. Approx. 558 sqft office unit with large west facing view window. This unit is located in the heart of Burnaby's commercial district. The most perfect location for any business to operate from; the overflowing foot and vehicle traffic provide amazing exposure for your business. Additionally the central location provides extreme convenience for clientele and unit occupiers creating amazing opportunity for your business to thrive. Asking price below BC assessment value and purchase price. **Don't miss, Call now!**

### Property Information

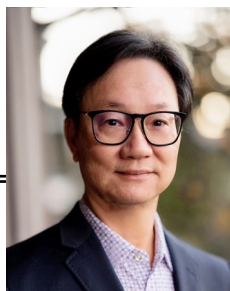
Address: 528-6378 Silver Ave, Burnaby  
Legal: SL 60, PL EPS7862, DIS LOT 153, GROUP 1, NW LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V  
P.I.D.: 031-544-631  
Zoning: RM5s

### Government Assessment (2023)

Land	\$547,000
Improvement	\$144,000
Total	\$691,000
Tax:	\$5,693.03

### Property Information

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



### Re/Max Commercial Top 1 Winner

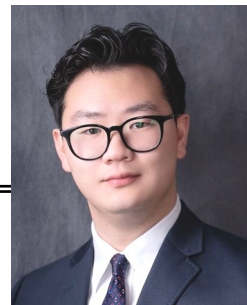
**Raymond Leung 梁國權**

Personal Real Estate Corporation

**604-644-6482**



- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大獎
- Over 30 Years Real Estate Experience 超過30年房地產經驗
- MLS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9名
- Re/Max Canada Top 5 全加拿大首5名
- Re/Max Hall of Fame Award 終身大獎



### 2022 Re/Max Western Canada Commercial Team No. 17

**Christopher Leung 梁煒樂**

**778-951-1515**

Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299

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\*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.

