



## GROUND FLOOR RETAIL/OFFICE SPACE

**31-8650 Cinnamon Drive, Burnaby**  
1,082 sqft

For more information, please contact:

**Bobbi Crandall** 778.773.5157

REALTOR®

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# Executive Summary

## LOCATION

Nestled in the Mountainside Village Shops in the Forest Hills area of North Burnaby, this retail strata unit is in a village of commercial and residential properties. Other tenants include convenience store, pizza parlor, childcare centre, accountant and more.

## OPPORTUNITY

The premises is 1,082 sq ft previously occupied by a professional office with open floor plan, two private rooms and kitchenette area. The unit has extensive upgrades to the data capabilities and has been freshly painted.

Base Rate \$16.00 psf per annum  
Op Cost Rate \$8.94 psf per annum  
**TOTAL RENT \$2,248.76 + GST per month**

PID 000-858-986  
Legal Lot 31 Block DL 143 Plan NWS2175  
Strata Fees \$520.00  
Property Taxes (2019) \$2770.70

**PRICE \$399,900**

**ZONING** C1, CD - Ask agent for further details

## AVAILABLE IMMEDIATELY

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