

HQ

Commercial

FOR SALE/LEASE**THE SAXON**

7908 - 15th Avenue, Burnaby

OPPORTUNITY

To purchase or to lease prime corner retail strata units.

**LOCATION**

The Saxon is a brand new 4 storey, mixed-use development located on the corner of 6th Street and 15th Avenue in the Edmonds area of Burnaby. Edmonds district was one of the first areas to be settled in Burnaby. Today, Edmonds continues to be a transit-oriented community with the Expo Line's Edmonds SkyTrain Station centrally located within the neighbourhood.

The area is undergoing a thoughtful transformation with the City's ongoing commitment to supporting and growing a vibrant parks and recreation system. The area of Edmonds is currently seeing an increased level of development that is following a similar pattern of growth to both Metrotown and Brentwood.

NHI DENIS*

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HQ Commercial

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Vancouver BC V6H 3v9

o 604 899 1122

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SIZE

Approx. 8,098 SF

BASIC RENT

\$29 PSF, per annum, triple net

ADDITIONAL RENT

\$10 PSF, per annum (est. 2018)

PARKING

10 parking stalls

UNITS

CRU #1 - 1,764.33 SF

CRU #2 - 1,570.09 SF

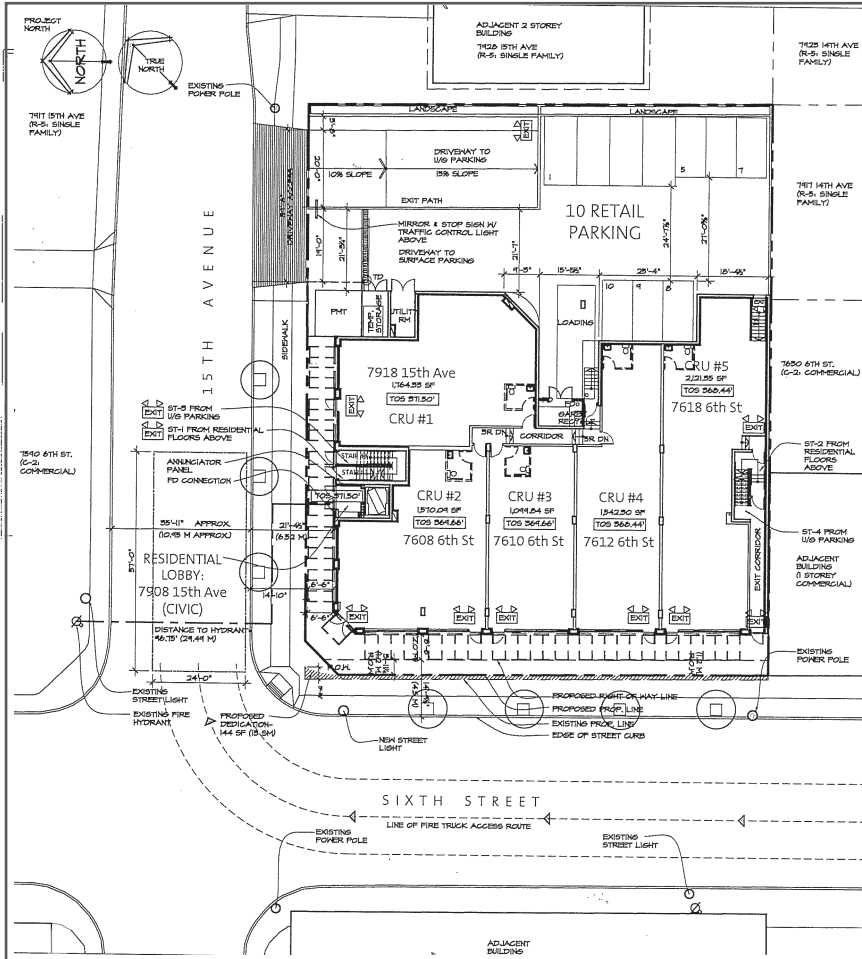
CRU #3 - 1,099.84 SF

CRU #4 - 1,342.30 SF

CRU #5 - 2,121.35 SF

SALE PRICE

\$700-900 PSF



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