PARADIGM GROUP
Commercial Real Estate Services

**FOR SALE**

# 5526 Dorset Street
## Burnaby

Flex industrial building in Burnaby's Royal Oak Industrial area with excellent regional connectivity




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**Personal Real Estate Corporation*


**Maximizing Commercial Property Owners' Sales Prices Since 2004**

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# 5526 Dorset Street

## Location

Located in Burnaby's Royal Oak Industrial area on Dorset Street between Antrim Avenue and Macpherson Avenue, the property benefits from a central and highly accessible location. Situated just minutes from Royal Oak SkyTrain Station, the area offers strong transit connectivity for employees and supports long-term industrial demand.

With convenient access to Kingsway, the property provides efficient connectivity to Vancouver, New Westminster, and Surrey. The surrounding area continues to attract a broad range of industrial and commercial users, making the property well-positioned for both owner-users and investors.







# Features

- 5-minute walk to Royal Oak SkyTrain Station
- Close to major transportation and distribution routes
- Well-built structures with solid construction
- Front parking available for easy access
- Minutes from Highway 1, connecting to key Metro Vancouver areas

# Property Details

**LEGAL DESCRIPTION**

LOT 23, PLAN NWP1384, DISTRICT LOT 98, GROUP 1, NEW WESTMINSTER LAND DISTRICT

**PID**

002-599-317

**ZONING**

Special Industrial District (M4)

**PROPERTY TAXES**

$41,756.54 (2025)

**PROPERTY SIZE**

7,754 SF +/-

**RENTABLE AREA**

| | |
|---|---|
| Storage | 2,524 SF +/- |
| Office/Warehouse | 2,240 SF +/- |
| Second Floor | 2,707 SF +/- |
| Total | 7,471 SF +/- |

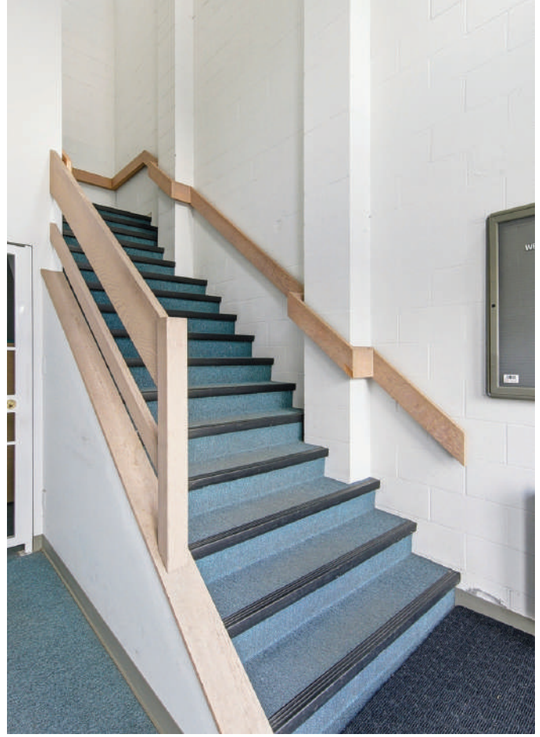
**SALE PRICE**

$3,600,000

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IN
BASKET
CASH-UPS








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