



PARADIGM GROUP
Commercial Real Estate Services

FOR SALE

5508 Dorset Street

Burnaby

Corner flex industrial building in Burnaby's Royal Oak Industrial area



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

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5508 Dorset Street

Location

Strategically located in Burnaby's Royal Oak Industrial area, the property occupies a prominent corner position on Dorset Street between Antrim Avenue and Macpherson Avenue. Just minutes from Royal Oak SkyTrain Station, the location provides excellent transit accessibility for employees while supporting long-term tenant and owner-user appeal.

With direct access to Kingsway, a major east-west corridor, the property offers efficient connectivity to Vancouver, New Westminister, and Surrey. The central location continues to attract strong industrial demand, making it well-suited for both owner-users and investors seeking a well-located industrial asset.



Property Details

LEGAL DESCRIPTION

LOT 24, PLAN NWP1384, DISTRICT
LOT 98, GROUP 1, NEW WESTMINSTER
LAND DISTRICT

PID

002-544-679

ZONING

Special Industrial District (M4)

PROPERTY TAXES

\$35,514.39 (2025)

PROPERTY SIZE

7,754 SF +/-

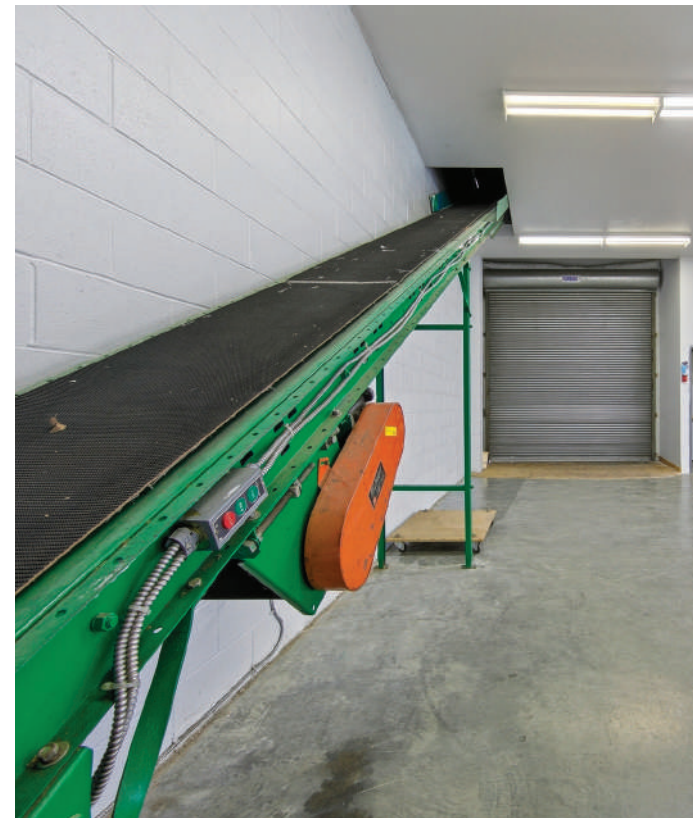
RENTABLE AREA

Storage	2,524 SF +/-
Main Floor Office	488 SF +/-
Warehouse	2,213 SF +/-
Second Floor	3,350 SF +/-
Total	8,575 SF +/-

SALE PRICE

\$4,300,000

*Can be purchased together with adjacent
property at 5526 Dorset Street.*



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







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