

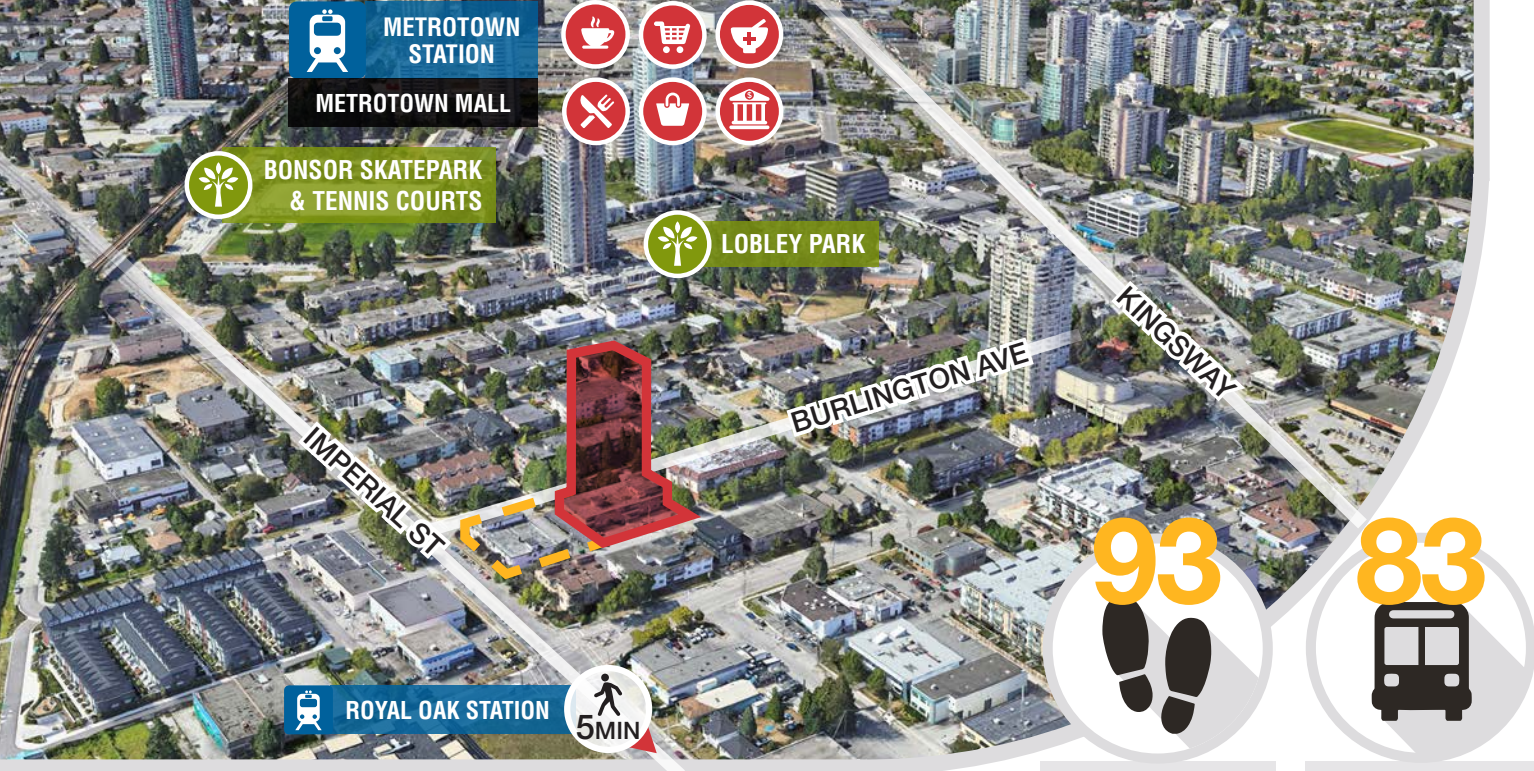


FOR SALE

BB
BURLINGTON

6730 Burlington Avenue
Burnaby, BC

**HIGH-RISE DEVELOPMENT OPPORTUNITY
LESS THAN 400 METRES FROM SKYTRAIN**



WALKER'S PARADISE









EXCELLENT TRANSIT

The Opportunity

The City of Burnaby's central position within the Lower Mainland and the appeal of the city as a place to work, invest and live in, has led to many desirable developments in the region.

This prime development site, is located just minutes away from Royal Oak SkyTrain Station and is within short walking distance to a wide selection of local restaurants, boutique stores, and popular parks. Along with the attraction of a quiet residential neighbourhood, a major appeal is the site's proximity to Metropolis at Metrotown, the largest shopping centre in British Columbia and the host of nearly 400 stores and services.

Property Highlights

-  20 open parking stalls
-  14 storage lockers
-  Torch on roof (~26 years old)
-  Zone controlled heat
-  Electrical panels are fuses
-  Intercom
-  Balconies
-  Hardwood floors



16,335 SF
Current Site Area



3.6 FAR
Potential Floor Area Ratio (FAR)



Combined Site Size
with 5111 Imperial Street:
32,636 SF



RM-4s
Designated OCP Zoning



58,806 – 117,490 BSF
Potential Buildable Square Footage



Multi-Family Apartment
Current Land Use



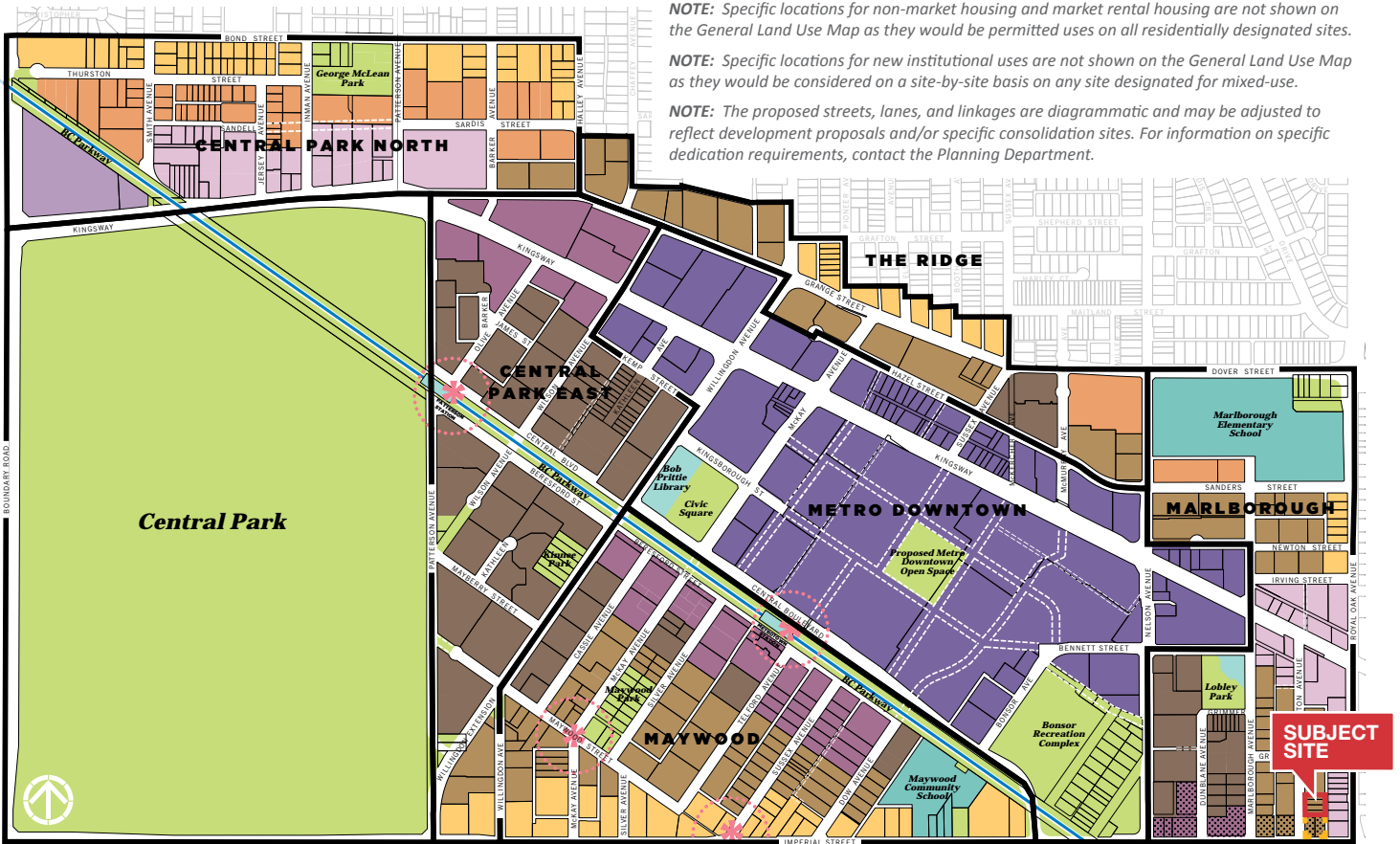
13 one-beds & 5 two-beds
Suite Mix



Contact agents
Price

Contact agents for Financial Overview

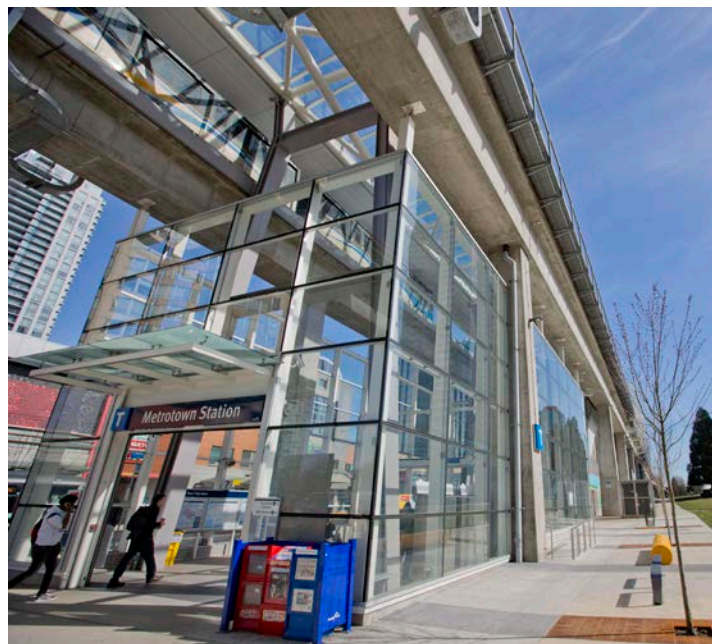
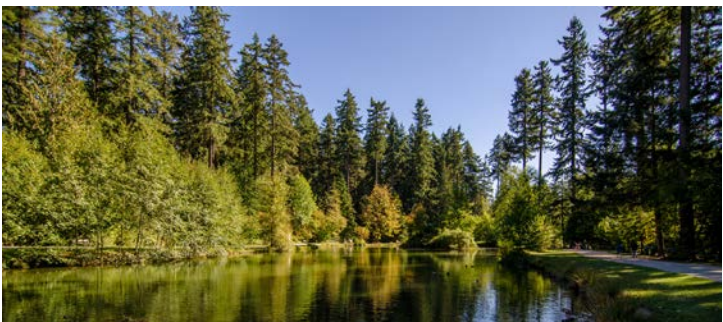
The OCP Designation: High Density Residential Development



LEGEND



The Neighbourhood





EXPO LINE

131'
POTENTIAL ASSEMBLY WITH
5111 IMPERIAL ST TOTALLING
32,636 SF Site Area
*Listed with Dinani Group

124'

132'

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