



Prime Kingsway Holding Property

FOR SALE



6975 KINGSWAY
BURNABY, BC

www.karimwinsor.com

KARIM WINSOR

Personal Real Estate Corporation

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LOCATION

The subject property is ideally situated on the north side of Kingsway between Griffiths Drive and Salisbury Avenue. The 6900 block has an excellent mix of retailers including Bank of Montreal, Persia Foods, Save on Foods and many others. This is a prime location for a future highrise assembly with holding income.

PROPERTY

The property is improved with a 2 storey wood frame building that has been well maintained. The building is demised into three (3) tenancies, two on the main floor and one on the second floor. The building was originally built by the existing owner and is in excellent condition.

LEASE SUMMARY

ADDRESS	FLOOR	LEASE AREA	BASE RENT	LEASE EXPIRY	OPTION TO RENEW
6975 Kingsway	Main	363 SF	\$ 5,455.92	DEC-31-2019	No
6975 Kingsway	Main	1,112 SF	\$ 17,794.44	APR-30-2019	Yes 1 x 5 years
6975 Kingsway	Second	1,519 SF	\$ 23,792.04	SEP-30-2020	Yes 1 x 5 years
			\$47,042.40		

LOT SIZE

66 FT X 103 FT

ZONING

C-4

NET INCOME (2016 EST.)

\$47,042

LEGAL DESCRIPTION

PL NWP 66389 DL 95 LD 36

PARCEL IDENTIFIER (PID)

003-303-047

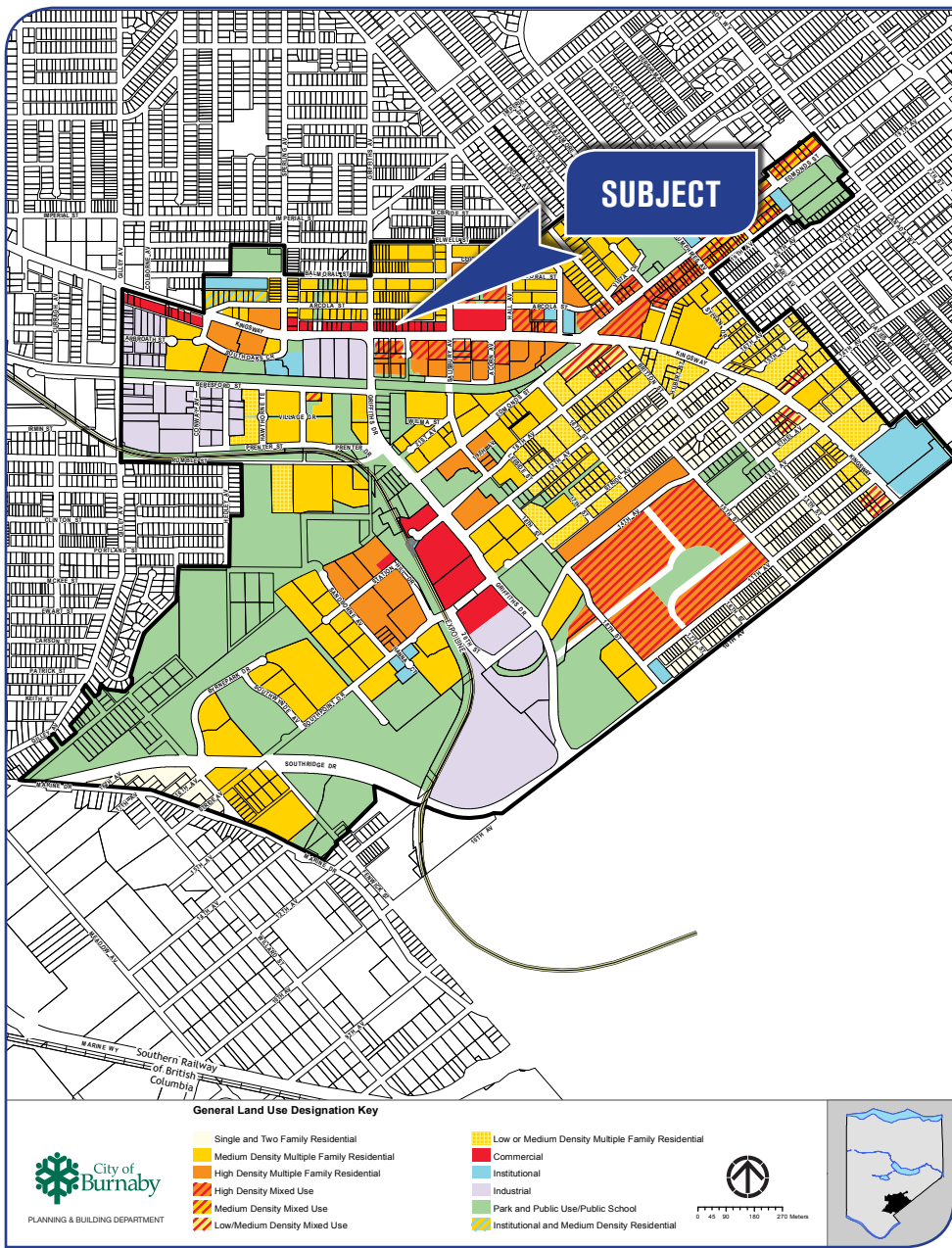
PROPERTY TAXES (2017)

\$15,391.96

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