

FOR SALE

Metrotown Income Property

4909 KINGSWAY,
BURNABY, BC

- High exposure property at the corner of Kingsway and Nelson
- Prime location next to Metrotown with over 80,000 cars passing per day
- 3,820 square foot building
- RM5s/C3 zoning allowing up to 5 FAR residential and 6 FAR commercial

ASKING \$4,465,300



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KARIM WINSOR

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THE BUILDING

The property is improved with a 3,820 square foot building that includes 1,965 square feet on the main floor and 1,855 square feet below. There is one tenant and 10 parking stalls.

LOCATION

The property is located on the corner of Kingsway and Nelson Street with very high vehicular exposure of over 80,000 cars per day. London Drugs, Metrotown and CIBC are all within a block of the property. Future high-rise development potential with neighbouring properties.

PROPERTY HIGHLIGHTS

- High exposure commercial location
- \$70,800 net income with lots of upside potential
- Lot area is 4,847 square feet
- 10 parking stalls at rear



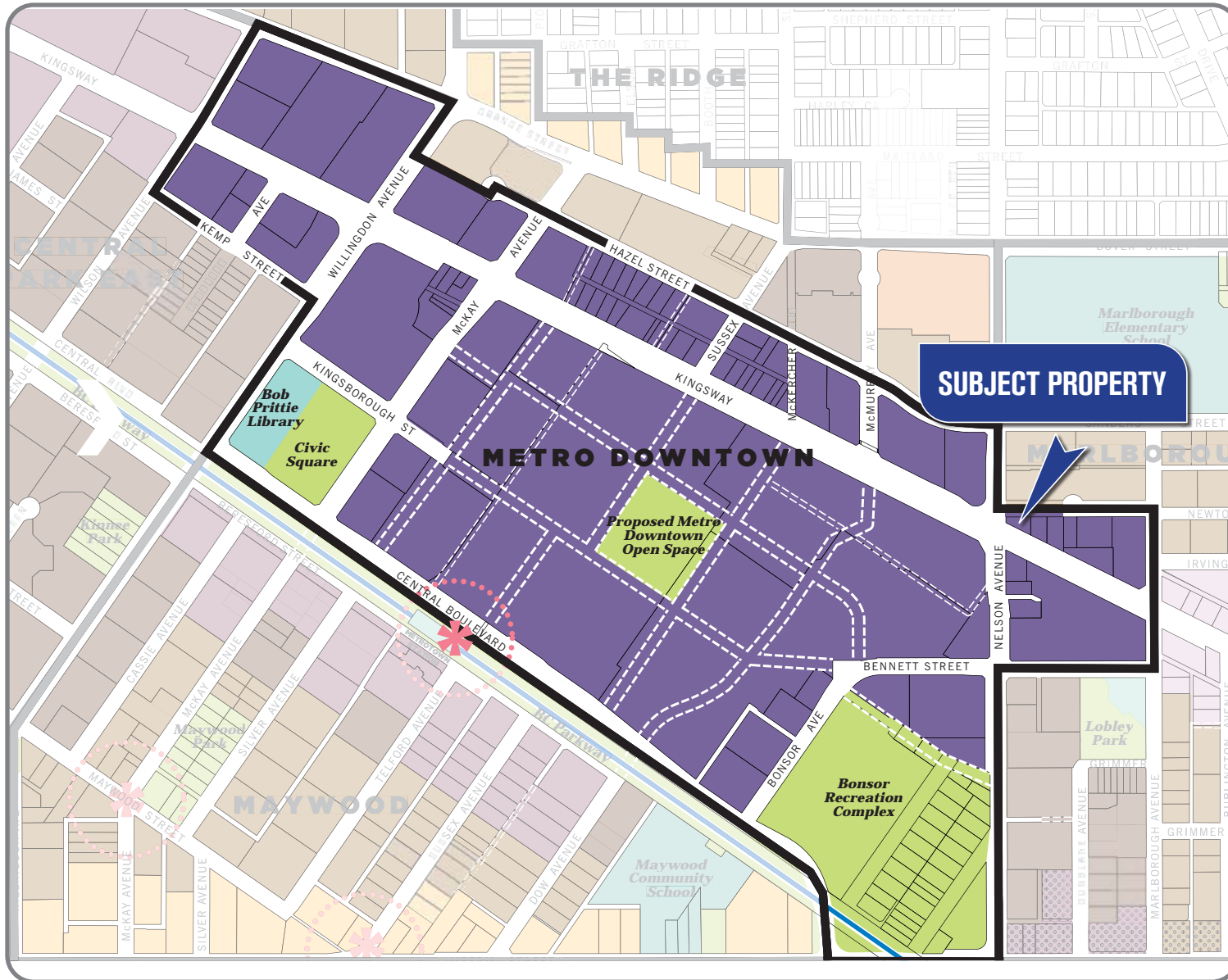
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ENVIRONMENTAL

A phase I environmental report is currently being prepared.

OFFICIAL COMMUNITY PLAN (OCP)

The property fits within the Metrotown Downtown Plan. As shown in the box to the left, the property is proposed to be high density mixed use.

ZONING

RM5s/C3 zoning allows up to 5 FAR for residential and up to 6 FAR for commercial use.

LEGAL DESCRIPTION

4909 Kingsway

PID: 012-192-431

Lot 1 except: part on plan with bylaw file 30078; district lot 32 group 1
New Westminster plan 1444

ASKING PRICE

\$4,465,300

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