

FOR SALE

Prime Kingsway Investment Property



7255 KINGSWAY
BURNABY, BC
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LOCATION

The property is located at one of the best corners in Burnaby at Kingsway and Edmonds. This is a very high traffic location with excellent retail exposure. The property is next to the Royal Bank and MacDonald's. One block further west is Save on Foods and Highgate. Across the street is the new Cressey Development.

In addition to the great retail exposure, the property is zoned high density mixed use allowing a base residential density of 3.4 FAR and a base commercial density of 5.0 FAR. There is tremendous upside potential in land prices as the City of Burnaby grows.

PROPERTY HIGHLIGHTS

- Huge retail exposure
- Transitioning neighbourhood
- Rapid growth
- Central location
- National tenants on each side
- 14 parking stalls
- All month to month leases
- Potential land assembly

BUILDING

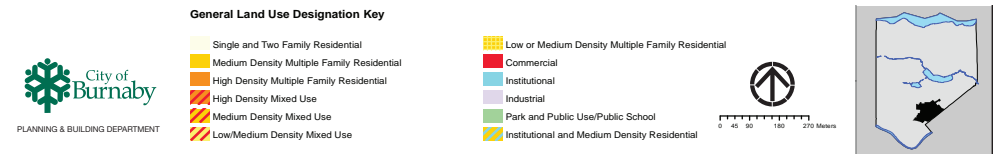
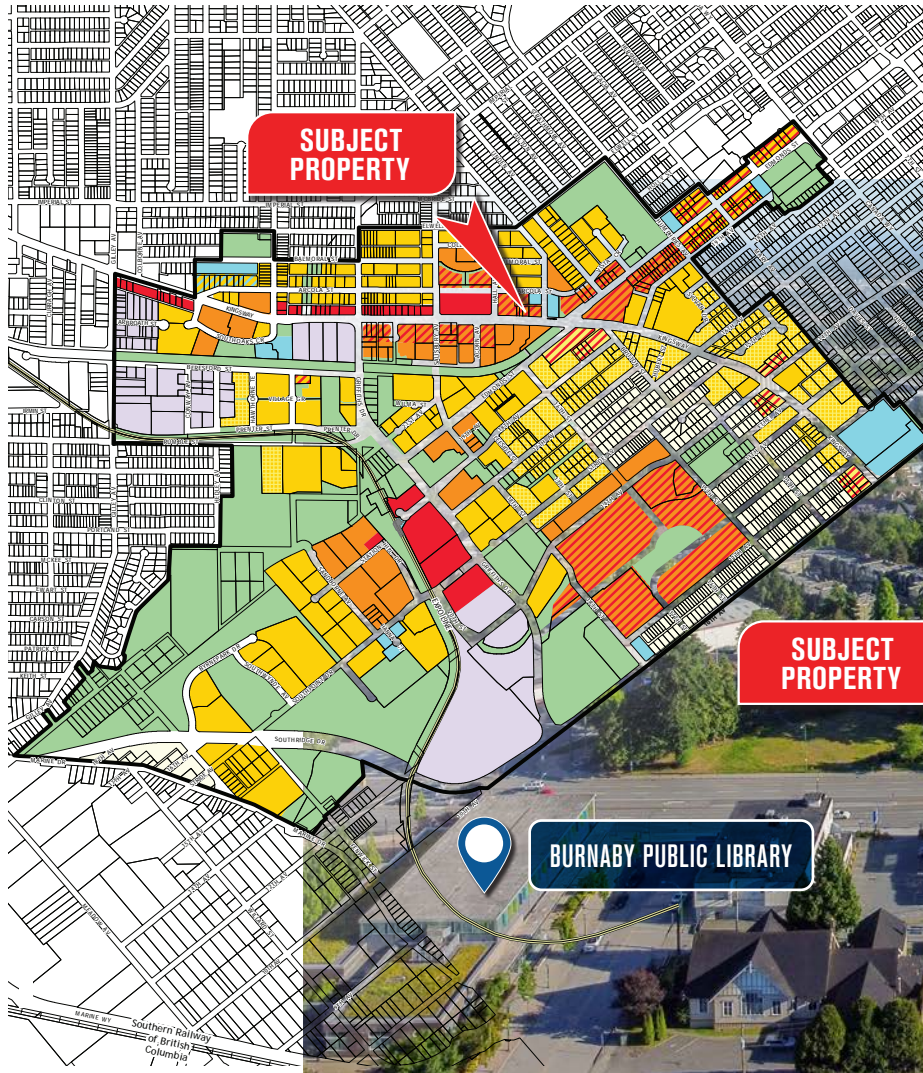
The ground floor is occupied by Pantene Nails and S & B Clinic which lease 1,300 square feet each. Upstairs are four offices each being 500 square feet and occupied by mix of tenants. In the rear are 14 parking stalls with lane access. All leases are month to month..

EXECUTIVE SUMMARY

MUNICIPAL ADDRESS	7255 Kingsway, Burnaby, BC
LEGAL DESCRIPTION	Parcel "A" District • Lot 95 Group 1 New Westminster • District Plan 52264
PID	002-634-074
LOT SIZE	7,307 square feet
BUILDING SIZE	Approx. 4,600 square feet
ZONING	C3
PROPERTY TAXES	\$27,215.10
GROSS INCOME	\$89,098 estimated
NET INCOME	\$29,162.90 estimated based on 2020 expenses \$59,935.10
BUILDING DETAILS	2 retails units on the ground floor 4 office units on the 2nd floor
ASKING PRICE	\$4,000,000

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TOWN CENTRE



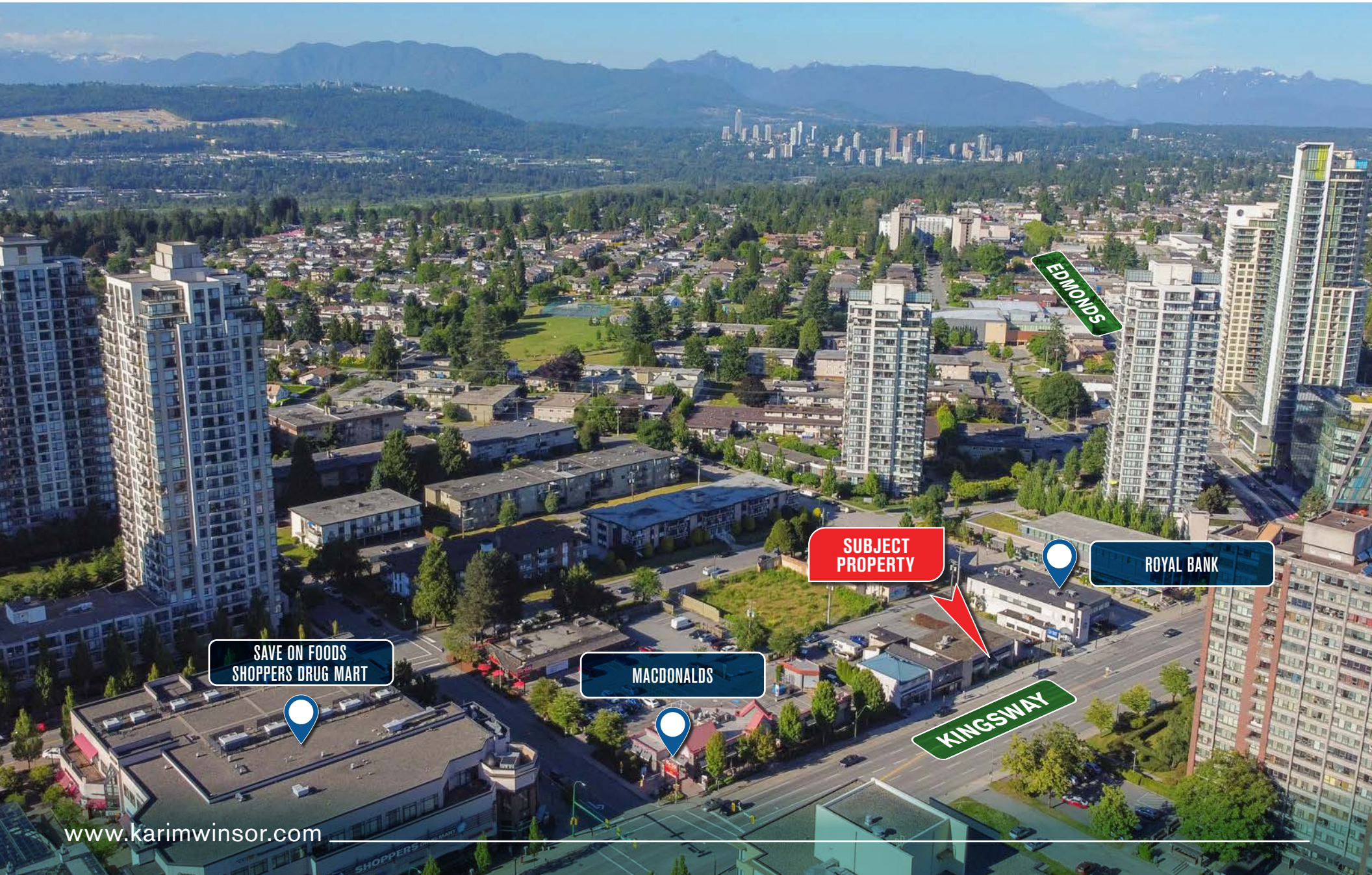


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7255 KINGSWAY, BURNABY, BC



SAVE ON FOODS
SHOPPERS DRUG MART

MACDONALDS

SUBJECT
PROPERTY

ROYAL BANK

EDMONDS

KINGSWAY