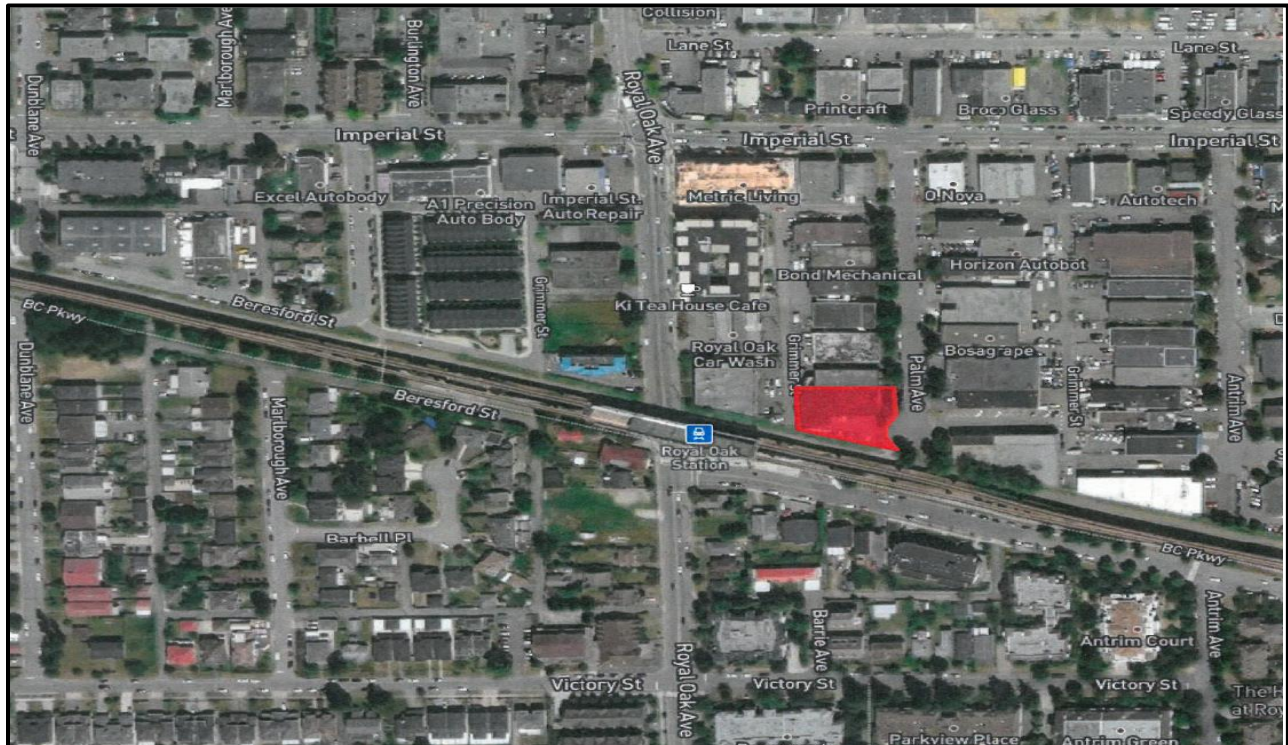




INVESTMENT/SALE

CENTRAL BURNABY LOCATION

6945 Palm Avenue, Burnaby, B.C.



For Further Information, Please Contact:

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INVESTMENT/SALE

CENTRAL BURNABY LOCATION

6945 Palm Avenue, Burnaby, B.C.

- LOCATION:** The subject premise is ideally located in the central Kingsway and Beresford area. Just one block east of Royal Oak Avenue and one block south of Imperial Street widely considered two of the principal arterial routes in Central Burnaby. Metrotown is less than 7 minutes away and the Royal Oak Skytrain station is just across the street.
- ZONING:** M-4 (Special Industrial)
- OCP DESIGNATION:** Medium Density Multiple Family Residential
- BUILDING AREA:** 8,634 square feet
- LOT SIZE:** .40 acre -or- 17,424 square feet
- MUNICIPAL ASSESSMENT:**
- | | |
|---------------|---------------------|
| Land: | \$ 4,221,000 |
| Improvements: | \$ 11,800 |
| TOTAL | \$ 4,232,800 |
- FEATURES:**
- Less than a 2 minute walk to Royal Oak Skytrain
 - Five separate Bays fully leased
 - Concrete block construction
 - Front/Grade level loading
 - 18' ceiling heights
 - 3 phase power
 - Washroom in each bay
 - Each bay is independently metered
 - All Leases are now month-to-month
- PARKING:** Abundant parking
- PROPERTY TAX:** \$43,252.84 (2019)
- SALE PRICE:** **\$4,888,000.00**

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