

Goodman:

FOR SALE

METROTOWN

DOWNTOWN VANCOUVER



EDMONDS SKYTRAIN

HIGHGATE VILLAGE

# EDMONDS TOWNHOUSE DEVELOPMENT SITE

~132' x 200' (26,269 SF)

7447 & 7453 14TH AVENUE, BURNABY

Plans in place—completed 2nd Reading

EDMONDS ST



KINGSWAY

14TH AVE

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**Greater Vancouver's authority on selling apartment buildings and development sites**  
goodmanreport.com

# EDMONDS TOWNHOUSE DEVELOPMENT SITE

## Price

**\$7,450,000**

## Address

7447 & 7453 14th Avenue, Burnaby

## PIDs

003-061-591, 002-928-051

## Legal

Lot 2 & 84 district lot 29 group 1  
New Westminster district plan 4900 & 50533

## Proposed Zoning

Multiple Family Residential District

## Lot size

~132' x 200' (26,269 SF)

## Taxes (2017)

\$11,054

## Potential

21 townhome units + underground parking

## Net site area

after road dedication 25,623 SF

## Proposed saleable area

27,859 SF



## LOCATION

The Edmonds area is one of the best-kept secrets in the Lower Mainland. With a strong sense of community and history, beautiful views, parks and trails, recreational amenities, and a thriving business district all within walking distance, this neighbourhood is the place to be.

Located in the southeastern quadrant of Burnaby, and anchored by Edmonds Town Centre, the subject property provides easy access to Highgate Village, with its open space market and friendly shopping experience, adding an abundance of new shops and services.

The recently opened Edmonds Community Centre brings brand new amenities including both a swimming and leisure pool, gymnasium, preschool, daycare, a youth lounge and more. The new Burnaby Public library is close by on the north side of Kingsway, just west of Edmonds Street. Metropolis at Metrotown is a 10 minute drive or take the Expo Line Skytrain from Edmonds Station close by.



Highgate Village



Edmonds Community Centre



Edmonds Skytrain Station

This communication is not intended to cause or induce breach of an existing listing agreement. The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. It is your responsibility to confirm its accuracy and completeness independently.

# 7447 & 7453 14TH AVENUE, BURNABY

**Initial Report**  
May 30, 2016

**1st Reading**  
July 9, 2018

Public Hearing  
July 24, 2018

**2nd Reading**  
August 27, 2018

**3rd Reading**  
Targeted  
January 2019

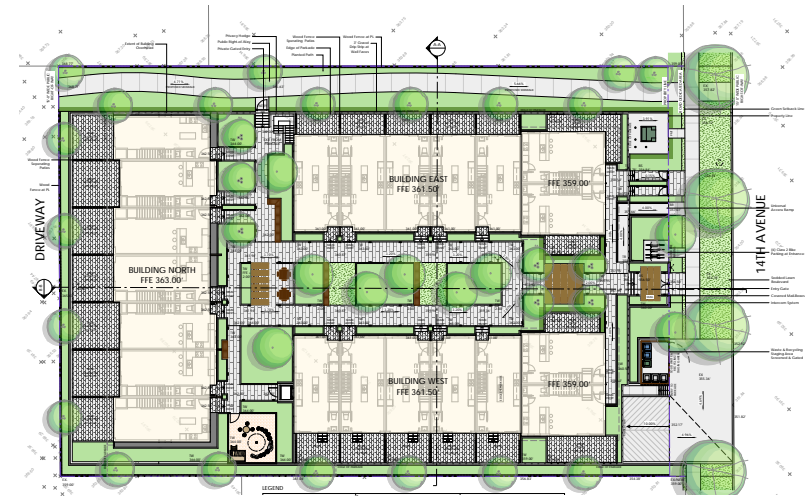
**4th Reading**  
Targeted  
March 2019

## OPPORTUNITY

To purchase a +/-26,000 SF townhome development site located in Burnaby's Edmonds area. The plans in place allow for a 21-unit townhouse project with 1 level of underground parking.

Many of the upfront site work and costs have been incurred, saving time, energy and expense. Second Reading and Public Hearing have taken place and Third Reading is upcoming.

A Stage 1 environmental report is available for review. A presentation centre has been improved, is located nearby and may be available to facilitate a presales or end of construction sales process, if required.



## RECENT AND UPCOMING DEVELOPMENTS IN THE IMMEDIATE AREA



**SOUTHGATE CITY**  
by Ledingham McAllister  
Master planned community



**PRECEDENCE**  
by Ledingham McAllister  
351-suite high-rise



**KINGS CROSSING**  
By Cressey Development  
3-tower mixed-use project



**ARCOLA**  
by Kingswood Real Estate  
22-unit townhouse project



**PIXEL**  
by Thind Properties  
101-suite lowrise condo

# Goodman:



## EDUCATION & RECREATION

- |                               |                              |
|-------------------------------|------------------------------|
| 01 Highgate Preschool         | 08 Byrne Creek Ravine Park   |
| 02 Ecole Brantford Elementary | 09 Deer Lake Park            |
| 03 Morley Elementary          | 10 Burnaby Lake              |
| 04 Byrne Creek Secondary      | 11 Central Park              |
| 05 BC Institute of Technology | 12 Central Park Pitch & Putt |
| 06 Douglas College            | 13 Riverway Golf Course      |
| 07 Highland Parkline Trail    | 14 Riverway Sports Complex   |
|                               | 15 Burnaby Village Museum    |

## SHOPPING & DINING

- |                                    |                             |
|------------------------------------|-----------------------------|
| 01 Save-on-Foods                   | 10 Mr. Ho's Wonton House    |
| 02 Langley Farm Market             | 11 Cafe Joie                |
| 03 Safeway                         | 12 Earls                    |
| 04 London Drugs                    | 13 Hart House Restaurant    |
| 05 Metropolis at Metrotown         | 14 Edmonds Community Centre |
| 06 Real Canadian Superstore        | 15 Yyoga Highgate           |
| 07 T&T Supermarket                 | 16 Steve Nash Fitness World |
| 08 Burnaby Artisan Farmers' Market | 17 Anytime Fitness          |
| 09 Nao Sushi                       | 18 Save-on-Foods            |

## RECENT DEVELOPMENTS

- |                   |                   |
|-------------------|-------------------|
| 01 Vibe           | 04 Kings Crossing |
| 02 Southgate City | 05 Arcola         |
| 03 Precedence     | 06 Pixel          |

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