

Goodman:

FOR SALE

METROTOWN

HIGHGATE VILLAGE

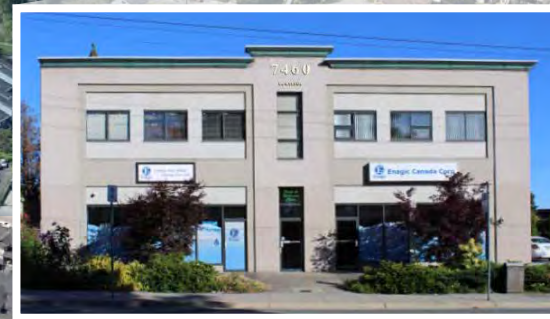
EDMONDS COMMUNITY CENTRE

EDMONDS ST

EDMONDS 2-STOREY COMMERCIAL INVESTMENT PROPERTY

Site size: ~132' x 113' (14,945 SF)

7460 EDMONDS STREET, BURNABY



Mark Goodman
Personal Real Estate Corporation
Direct 604 714 4790
mark@goodmanreport.com

Cynthia Jagger
Personal Real Estate Corporation
Direct 604 912 9018
cynthia@goodmanreport.com



Goodman Commercial Inc.
560-2608 Granville St
Vancouver, BC V6H 3V3

Greater Vancouver's authority on selling investment property and development sites
goodmanreport.com

EDMONDS 2-STOREY COMMERCIAL INVESTMENT PROPERTY

Address

7460 Edmonds Street, Burnaby

PID

002-485-991

Legal

Lot A Block 35 District Lot 30 Group 1
New Westminster District Plan 3036

Zoning

C4

Lot size

~132' × 113.22' (14,945 SF)

Total leasable area

7,048 SF (2-storey building)

OCP Designation

Medium Density Mixed-Use (up to 2.2 FSR)

Year built

2002

Parking

19 surface parking

Taxes (2018)

\$36,106

Price

\$4,300,000

NOI

~\$96,000

Cap rate

2.2%



OPPORTUNITY

To acquire commercial investment opportunity leased to 2 tenants in Burnaby's Edmonds Town Centre neighbourhood on the 7400 Block of Edmonds Street. The property is improved with a two-storey commercial building with 7,048 SF leasable area on a 132' × 113.22' (14,945 SF) lot.

LOCATION

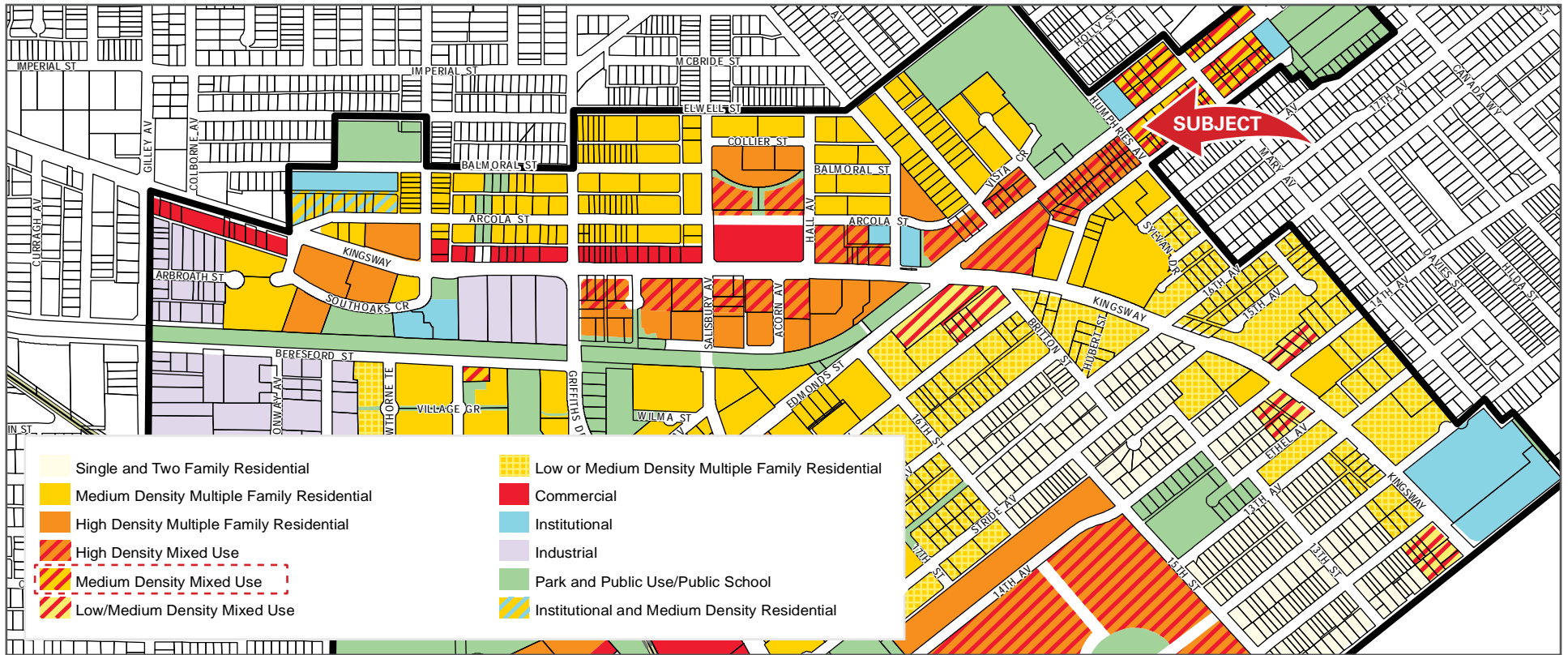
Edmonds is one of the best-kept secrets in the Lower Mainland. With a strong sense of community and history, beautiful views, parks and trails, recreational amenities, and a thriving business district all within walking distance, this neighbourhood is the place to be.

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, adds 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 and 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. The Metrotown Mall is a 10 minute drive or take the Expo Line Skytrain at the Edmonds Station close by.



7460 EDMONDS STREET, BURNABY



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

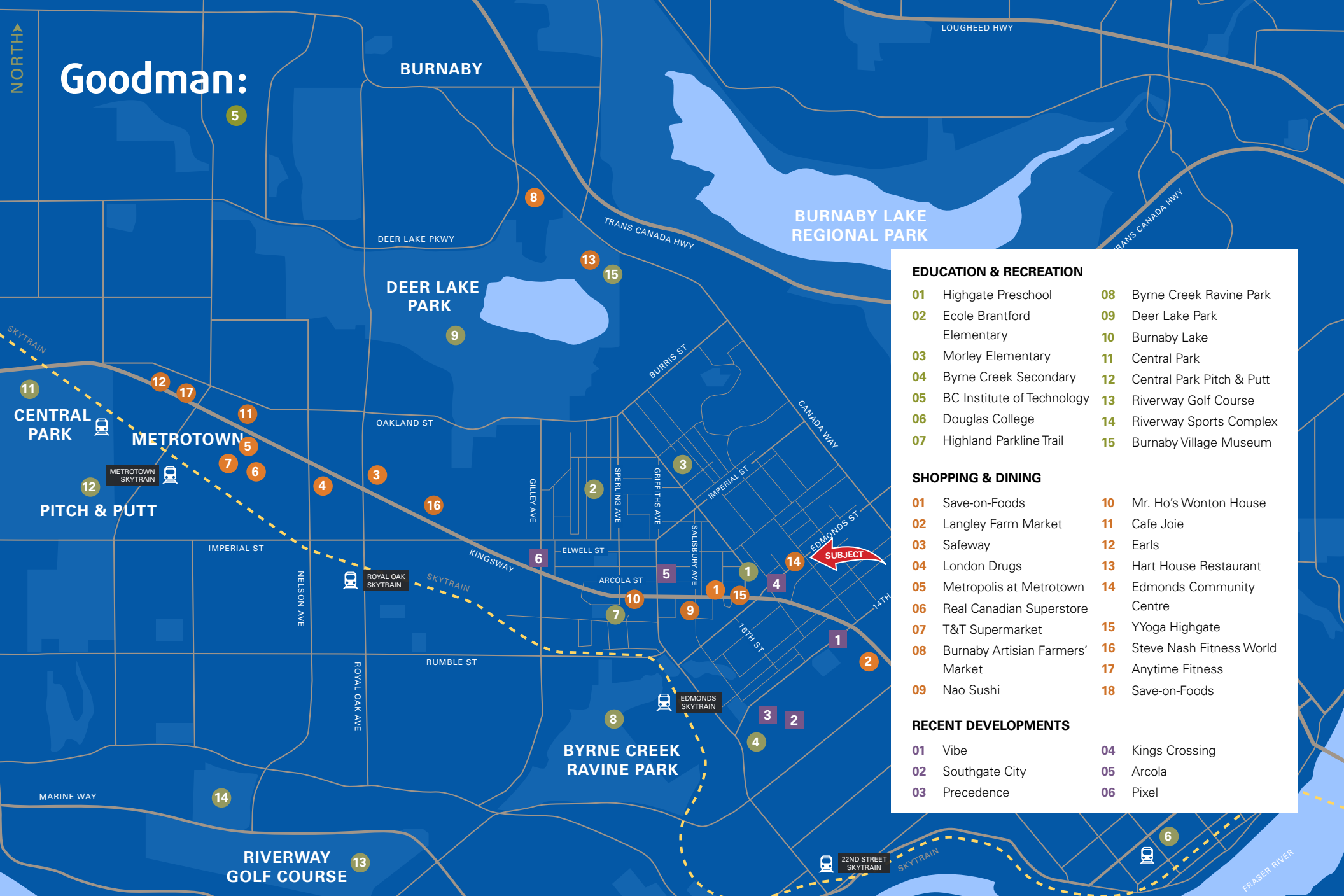


ARCOLA
by Kingswood Real Estate
22-unit townhouse project



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 Llangley 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 |

Mark Goodman
 Personal Real Estate Corporation
 Direct 604 714 4790
 mark@goodmanreport.com

Cynthia Jagger
 Personal Real Estate Corporation
 Direct 604 912 9018
 cynthia@goodmanreport.com



Goodman Commercial Inc.
 560-2608 Granville St
 Vancouver, BC V6H 3V3

Greater Vancouver's authority on selling investment property and development sites
 goodmanreport.com