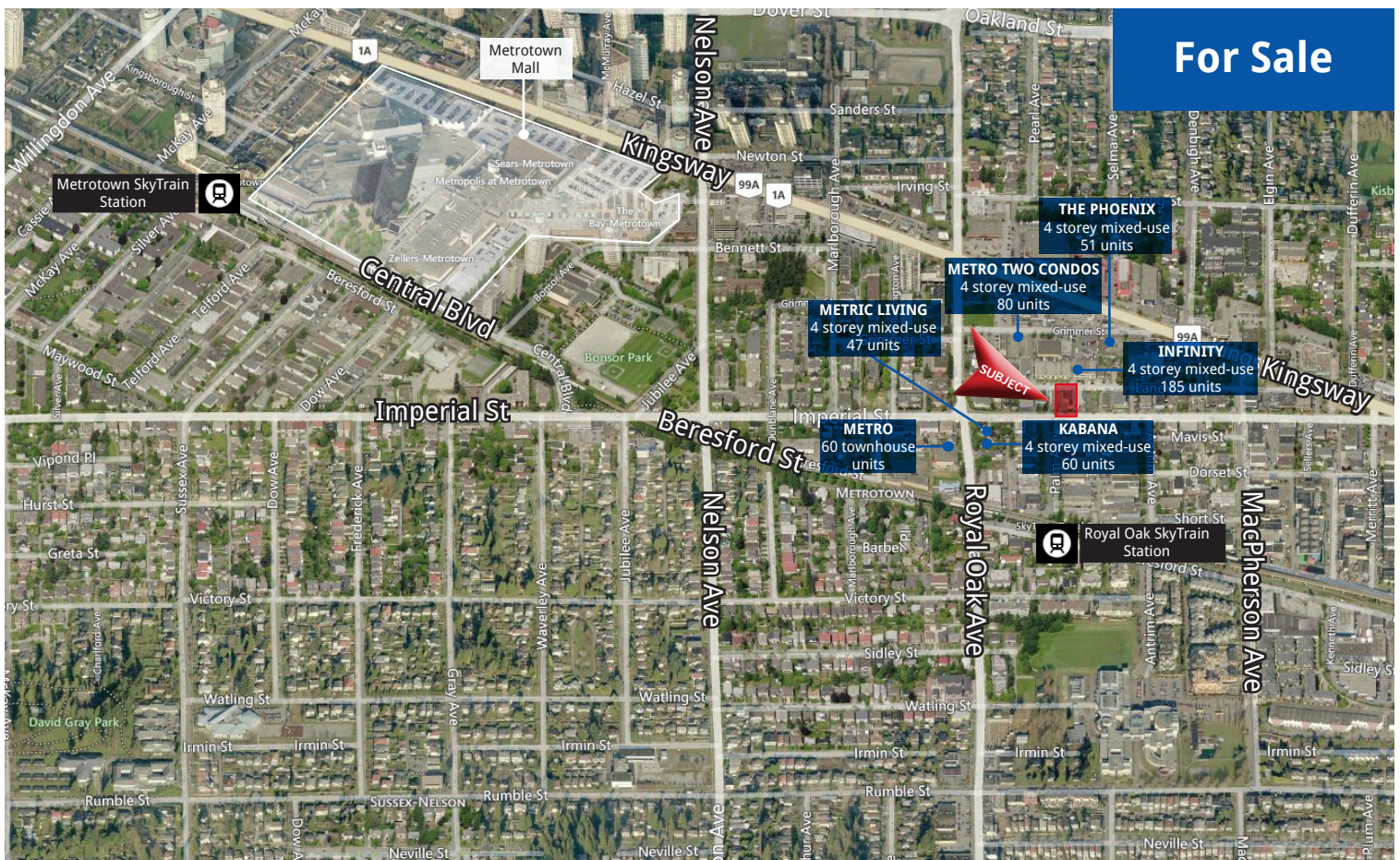


# Investment or Mixed-Use Redevelopment Site

## 5349 Imperial Street, Burnaby, BC

### Opportunity

To acquire an office/industrial property ideal for an owner-user, investment or redevelopment. As part of the Royal Oak Urban Village Official Community Plan, the property is prime for redevelopment as a mixed-use building at a density of 2.2 FSR. The site is 10,280 sq. ft. or 22,616 sq. ft. buildable.



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**HQ** Commercial

# 5349 Imperial Street, Burnaby, BC

## Opportunity

To acquire an office/industrial property ideal for an owner-user, investment or redevelopment. As part of the Royal Oak Urban Village Official Community Plan, the property is prime for redevelopment as a mixed-use building at a density of 2.2 FSR.

## Civic Address

5349 Imperial Street, Burnaby, BC

## Location

The subject is located in Burnaby's Metrotown just south of Kingsway and east of Royal Oak Avenue conveniently situated only a few blocks from the Metrotown Mall and two blocks north of the Royal Oak SkyTrain Station.

## Site Size

72' x 143' (10,280 sq. ft.)

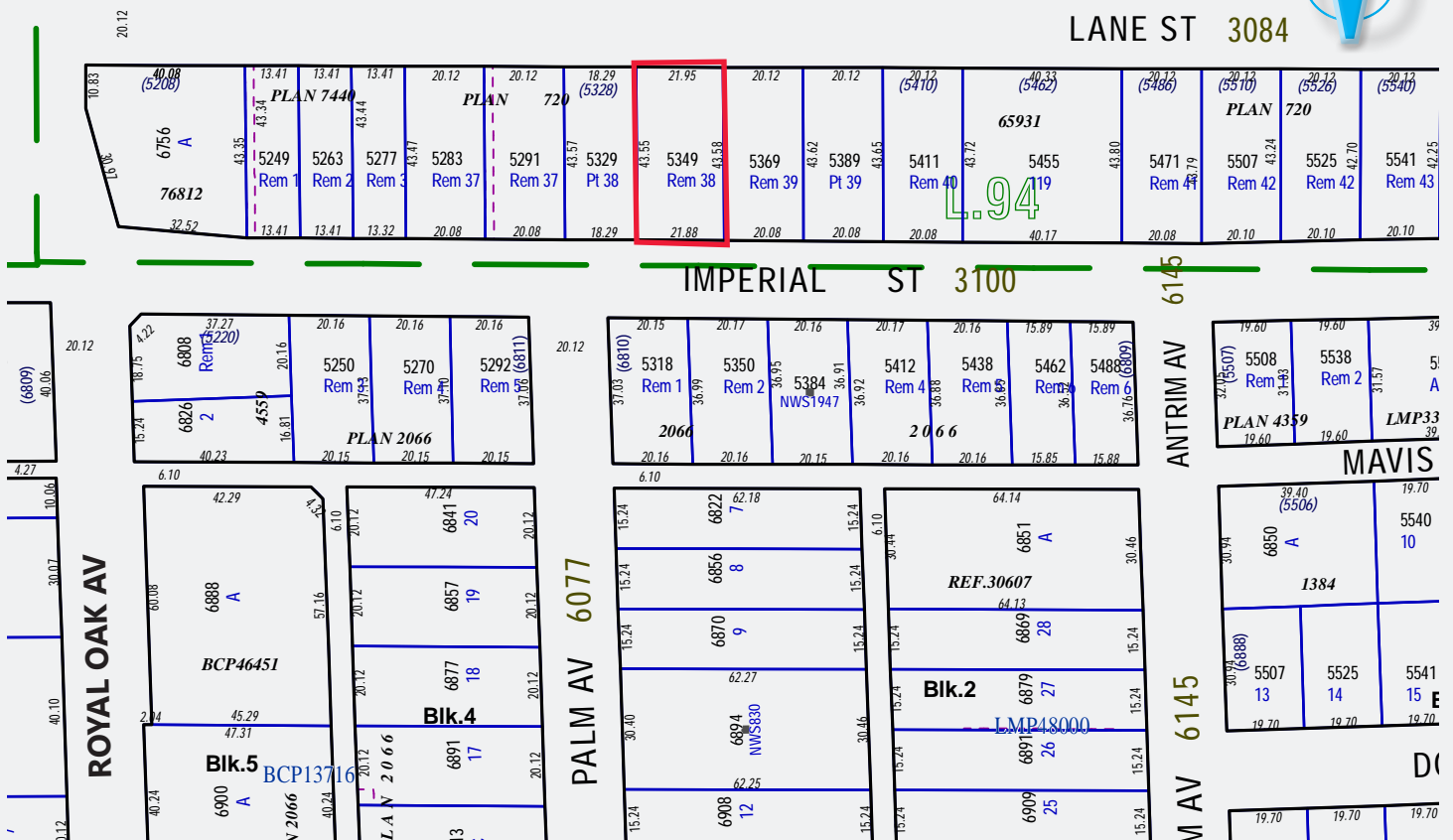
## Redevelopment Potential

The OCP allows for medium density (2.2 FSR) mixed-use redevelopment of the Royal Oak area which has been designated as an Urban Village. Urban Villages are designated to accommodate non-Town Centre multi-family development associated with a commercial area. The commercial areas are intended to provide a focal point for convenient and close to home access to commercial facilities and services.

Based on a 10,280 sq. ft. site at a 2.2 FSR, the total buildable is 22,616 sq. ft. with a maximum height size of 4 storeys.

## Zoning

Special Industrial District (M-4)



# 5349 Imperial Street, Burnaby, BC

## Improvements

Built circa 1970, the subject is improved with a two-storey "L" shaped building for industrial and office use totalling 5,744 sq. ft. with 7 onsite parking stalls.

### Office:

- Currently vacant with approx. 2,024 sq. ft. combined on two levels
- Second level - unfinished, 5 enclosed offices (3 windows) and an open office with sink in one of rooms
- Ground level - one enclosed office, kitchen, retail area, walk-in safe

### Warehouse:

- Leased by an auto repair shop with approx. 2,877 sq. ft. on main floor with 843 sq. ft. of mezzanine
- Torch-on roof replaced with 20-year warranty (2010)
- Currently paying \$3,500/month gross rent with rent escalation

## Legal

PID: 011-905-671

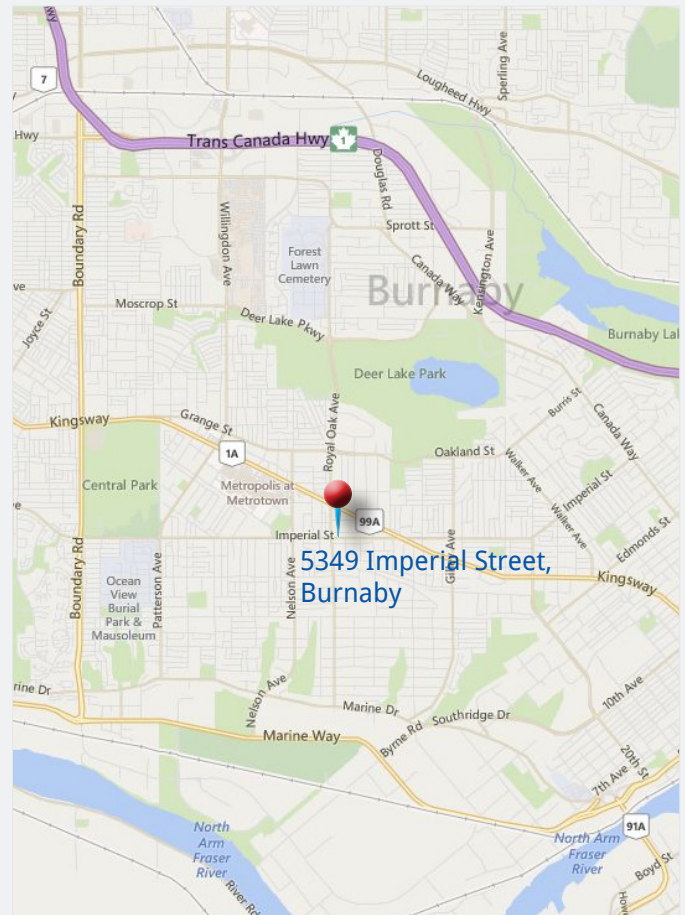
Plan NWP720, Lot 38, District Lot 94, Land District 36, Group 1, Except Plan West 60' & South 10' & Parcel G

## Property Tax (2013)

\$20,625.90

## Price

\$2,100,000 (\$92.90/sq. ft. buildable)



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