

Central Park

Metropolis at
Metrotown

SUBJECT

High Density Metrotown Development Site

6585 Sussex Avenue
Burnaby, BC

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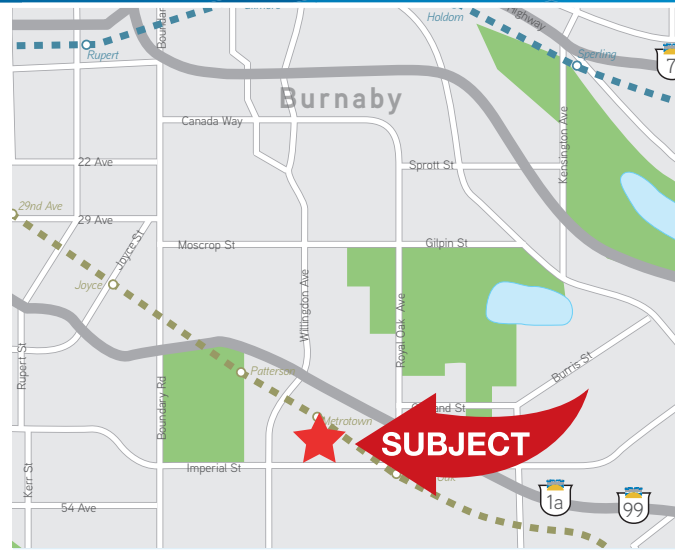
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INVESTMENT HIGHLIGHTS

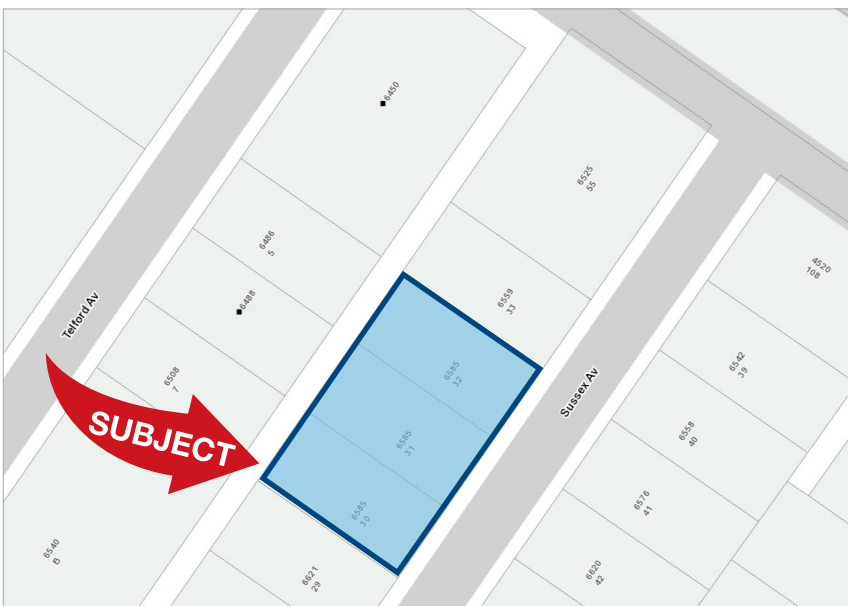
- › One of the last RM5s high-rise sites on Beresford Street in Burnaby's popular Metrotown Area
- › Prime 26,333 SF site with potential to assemble neighbouring properties
- › Immediate proximity to Metropolis at Metrotown and the Skytrain, providing 15 minutes to Downtown Vancouver
- › Located "top of the hill" with the potential for unprecedented views of Central Park, the North Shore and Mount Baker to the south.
- › Strong income to minimize holding costs

FOR SALE > High Density Metrotown Development Site

Civic Address:	6585 Sussex Avenue, Burnaby, BC, Burnaby, BC	
Legal Address:	Lots 30- 32 District Lot 153 Group 1 New Westminster District Plan 1566 PID: 010-985-808, 010-985-778, 010-985-735	
Location:	The Property is located mid-block on Sussex Avenue between Maywood Street and Beresford Street in Burnaby's Metrotown neighbourhood, just blocks from the Metrotown Skytrain Station.	
Site Area:	26,333 SF	
Improvements:	The Property is improved with a 29 unit, three-storey wood-frame apartment building.	
Current Zoning:	RM3 (Multiple Family Residential)	
OCP Designation:	The Metrotown OCP is under review by the City of Burnaby. There is potential that the Property will be designated RM5s with a base FAR of 3.4 with the ability to purchase 1.6 FAR as bonus density (5.0 FAR total).	
Potential Gross Income:	\$303,540	
Stabilized NOI:	\$180,821	
Gross Taxes (2014):	\$38,999.24	
Assessed Value (2015):	Land	\$3,423,000
	Improvement	\$2,087,000
	Total	\$5,510,000



SITE PLAN



CONTACT US

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