



DEVELOPMENT OPPORTUNITY

5701 & 5813 BYRNE ROAD, BURNABY, BC

6.312 ACRES OF COMMERCIAL/INDUSTRIAL LAND FOR SALE WITH SUBSTANTIAL INTERIM HOLDING INCOME IN SOUTH BURNABY'S BIG BEND AREA



LEE BLANCHARD
SENIOR VICE PRESIDENT
CAPITAL MARKETS GROUP
604.640.5838
lee.blanchard@ca.cushwake.com

SEAN UNGEMACH
SBU REALTY ADVISORS LTD.
SENIOR VICE PRESIDENT
604.640.5823
sean.ungemach@ca.cushwake.com



THE OPPORTUNITY

5701 & 5813 Byrne Road is made up of two legal parcels at the high profile intersection of Marine Way and Byrne Road with excellent exposure and access. Comprising 6.312 acres and situated in south Burnaby's Big Bend area, The Properties are located within the Byrne Road and Marine Way Service Commercial Precinct under the M2 (General Industrial) zoning bylaw, allowing for a wide range of commercial and industrial uses.

The Properties are fully serviced and improved with four existing industrial buildings with substantial interim holding income, presenting an excellent development opportunity for either a developer or user.

EDMONDS

Edmonds Town Centre is now home to BC Hydro (head office), G&F Financial (corporate office), Greater Vancouver Credit Union (head office), and numerous community serving businesses and is serviced by rapid transit and provides an abundance of higher density housing opportunities.

MARINE WAY MARKET CROSSING

Located just south of Byrne Road the site is immediately adjacent to the Marine Way Market shopping complex, one of Metro Vancouver's largest outdoor shopping centres, home to over 50 big box retail, fashion, restaurant and food outlets as well as banking, medical and other services.

SOUTH BURNABY'S BIG BEND

5701 & 5813 Byrne Road are ideally situated at the high profile intersection of Marine Way and Byrne Road – Burnaby's gateway to public amenities in the Big Bend area such as Riverway Golf Course and Sports Complex, Fraser Foreshore Park, Marine Way Market, Big Bend Shopping Centre and some of western Canada's premier business parks including Glenwood Industrial Estates, Burnaby Business Park and Glenlyon Business Park with numerous notable tenants.

The Big Bend is the geographic heart of Metro Vancouver and the only developing industrial location to provide access to Downtown Vancouver without Fraser River Crossings. It offers easy access to all parts of Metro Vancouver with Burnaby and the Vancouver International Airport within a 25 minute proximity.

AREA AMENITIES

FOOD & LIQUOR

Cactus Club Café
Starbucks
White Spot
M&M Meat Shops
McDonalds
BC Liquor Store
Boston Pizza
Subway
Tim Hortons
Nando's Chicken

RETAIL

Canadian Tire
London Drugs
HomeSense/Winners
Price Smart Foods
Staples
Mark's Work Warehouse
PetSmart
Sport Chek
Michaels
Nygard

SERVICE

TD Bank
VanCity Bank
First Western Insurance
Purolator
Marine Way Dental Centre
Iris Eye Care
Sadhra & Associates
Notaries Public



	5701 BYRNE ROAD	5813 BYRNE ROAD	TOTAL
PID	002-692-937	001-673-882	
LEGAL DESCRIPTION	PL NWP54032 LT DL 162 LD 36	PL NWP7064 LT 7 DL 162 LD 36	
ZONING	M2 General Industrial	M2 General Industrial	
OCP DESIGNATION	Commercial Mixed Large/Medium Retail/ Suburban Office	Commercial Mixed Large/Medium Retail/ Suburban Office	
GROSS SITE AREA	5.04 acres	1.272 acres	6.312 acres
PROPERTY TAXES (2014)	\$164,453.82	\$44,716.42	\$209,170.24
NET INCOME (2014)			\$684,936 (est.)

SALE PRICE

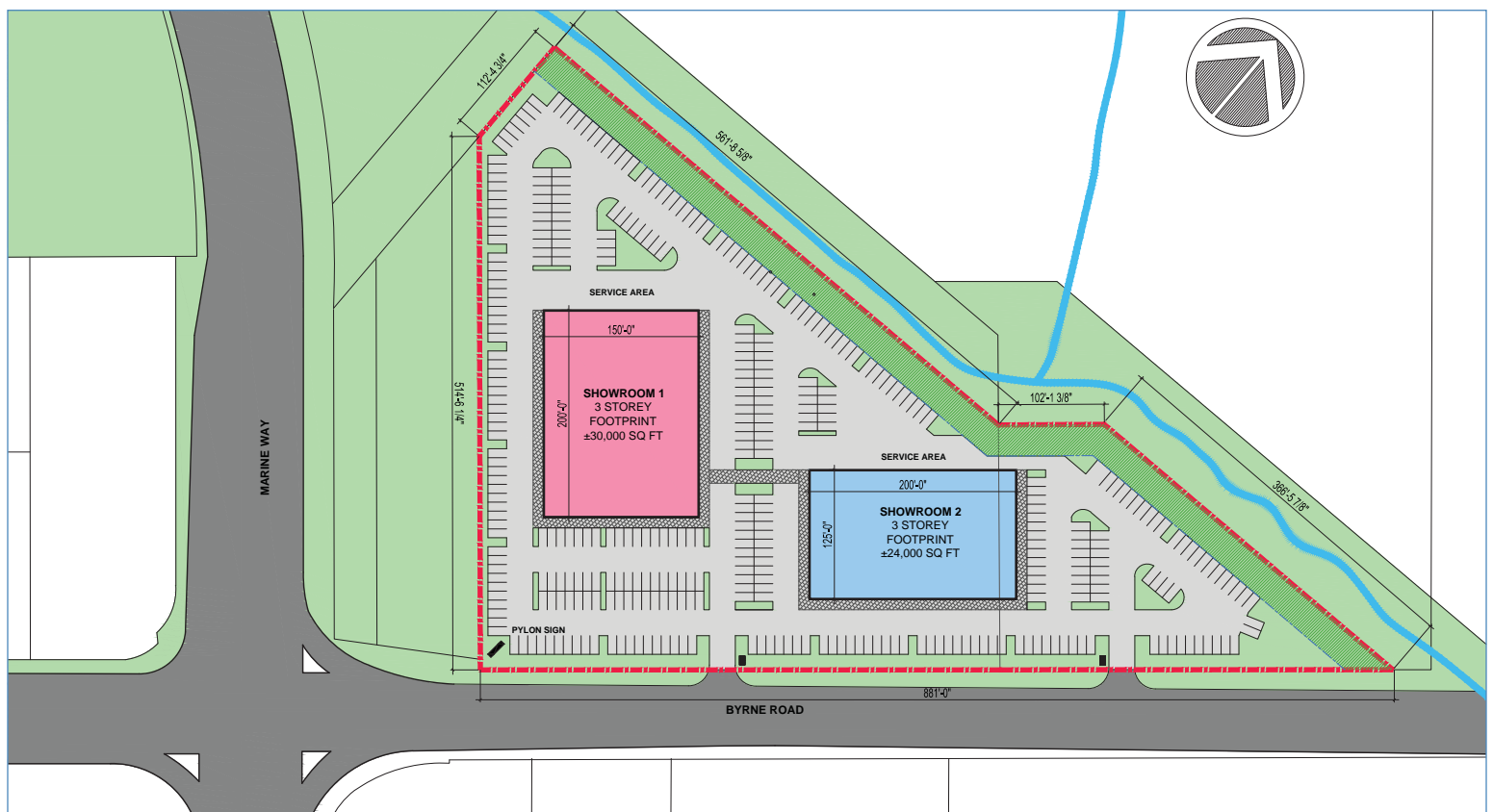
Please contact exclusive listing agents.

BYRNE ROAD & MARINEWAY SERVICE COMMERCIAL PRECINCT

The land use designations for this area provide for the development of a service commercial precinct that includes a defined mixture of general retail, large scale specialized retail, office and other commercial uses such as a hotel or restaurant.

Locations on the north side of Marine Way would generally provide locations for a limited range of destination, auto oriented shopping at specialized, single category, large and medium scale retail outlets. 5701 & 5813 Byrne Road, located on the north side of Marine Way at Byrne Road is currently developed with a mix of older general industrial and vehicle sale operations.

CONCEPTUAL REDEVELOPMENT SITE PLAN





LEE BLANCHARD
SENIOR VICE PRESIDENT
CAPITAL MARKETS GROUP
604.640.5838
lee.blanchard@ca.cushwake.com

SEAN UNGEMACH
SBU REALTY ADVISORS LTD.
SENIOR VICE PRESIDENT
604.640.5823
sean.ungemach@ca.cushwake.com



CUSHMAN & WAKEFIELD LTD.
Suite 700 - 700 W Georgia St PO Box 10023, Pacific Centre Vancouver, BC V7Y 1A1
604.683.3111 | 1.877.788.3111 | www.cushmanwakefield.com

*Sean Ungemach is licensed with SBU Realty Advisors Ltd. and has a contractual relationship with Cushman & Wakefield Ltd.
E.&O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield Ltd. 02/15 NO