

FOR SALE > HIGH DENSITY RESIDENTIAL DEVELOPMENT OPPORTUNITY

4278 Lougheed Highway

BURNABY, BC



Key Features

- > Exceedingly rare opportunity to acquire a large-scale high density residential transit-oriented development site in the Brentwood Town Centre area of Burnaby.
- > 2.17 acre site with approximately 245 feet of frontage along Lougheed Highway and 395 feet along Madison Avenue.
- > Area “S” zoning provides potential of 5.0 FSR or 472,626 SF residential buildable area.
- > Anchors one of Burnaby/Vancouver’s most prominent corridors – a bona fide landmark development opportunity.
- > Highly coveted Brentwood location in close proximity to schools, universities, shopping, dining, and the SkyTrain.
- > Extensively serviced by the SkyTrain and high-volume bus routes connecting throughout Metro Vancouver.
- > Sale leaseback and build to suit opportunity.

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4278 Lougheed Highway

BURNABY, BC

Civic Address:	4278 Lougheed Highway, Burnaby, BC
Legal Address:	Lot 22 Except: Parcel A, Plan LMP47420, District Lot 119, Group 1, New Westminster Plan 26331 PID: 002-113-465
Location:	The Property is located on the southwest corner of Lougheed Highway and Madison Avenue in the Brentwood Town Centre area of Burnaby, BC.
Site Size:	94,532 SF (2.17 acres) with frontages of 245.64 feet along Lougheed Highway and 395.44 feet on Madison Avenue.
Improvements:	The Property is currently improved with +/- 35,000 SF car dealership showroom. Short-term leaseback required.
Building Description:	The Property contains a concrete block building and glass showroom area with under-building parking. Based on documentation provided to us, the Toyota showroom facility has an area of 21,010 SF and the body shop has an area of 14,604 SF. Much of the balance of the site comprises asphalt paved parking lot which appears to be in good condition. Access to the property is provided from Madison Avenue by way of two-way driveway situated approximately 200 feet south of Lougheed Highway.
Existing Zoning:	M1 - Manufacturing District - This District provides for the accommodation of light manufacturing uses under conditions designed to minimize conflict with surrounding uses.
Development Potential:	The Property falls in the Brentwood Neighbourhood Plan within the Burnaby Official Community Plan. Base density is 2.2 with the potential to build up to 5.0 FSR of buildable area. Commercial density could potentially be added above the 5.0 FSR of residential depending on form, design and market demand.

Official Community Plan Designation:	High Density Residential
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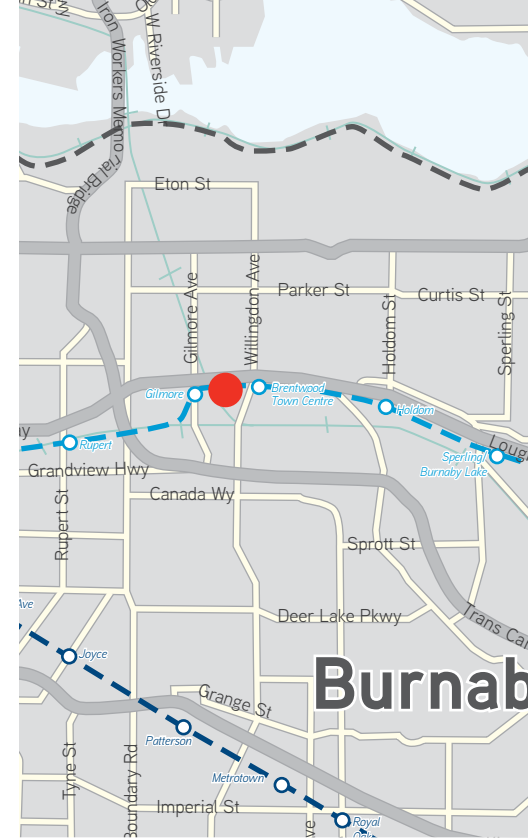
Assessed Value (2012):	Land	\$15,881,000
	Improvements	\$97,500
	Total	\$15,978,500

Gross Taxes (2012):	\$210,505.85
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Offering Process

Prospective purchaser are invited to submit Offers to Purchase for the property through Colliers for consideration by the Vendor.

Offers will be considered on or after April 19, 2013.



CONTACT US

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