

# For Sale

## Burnaby Heights

### Development Opportunity

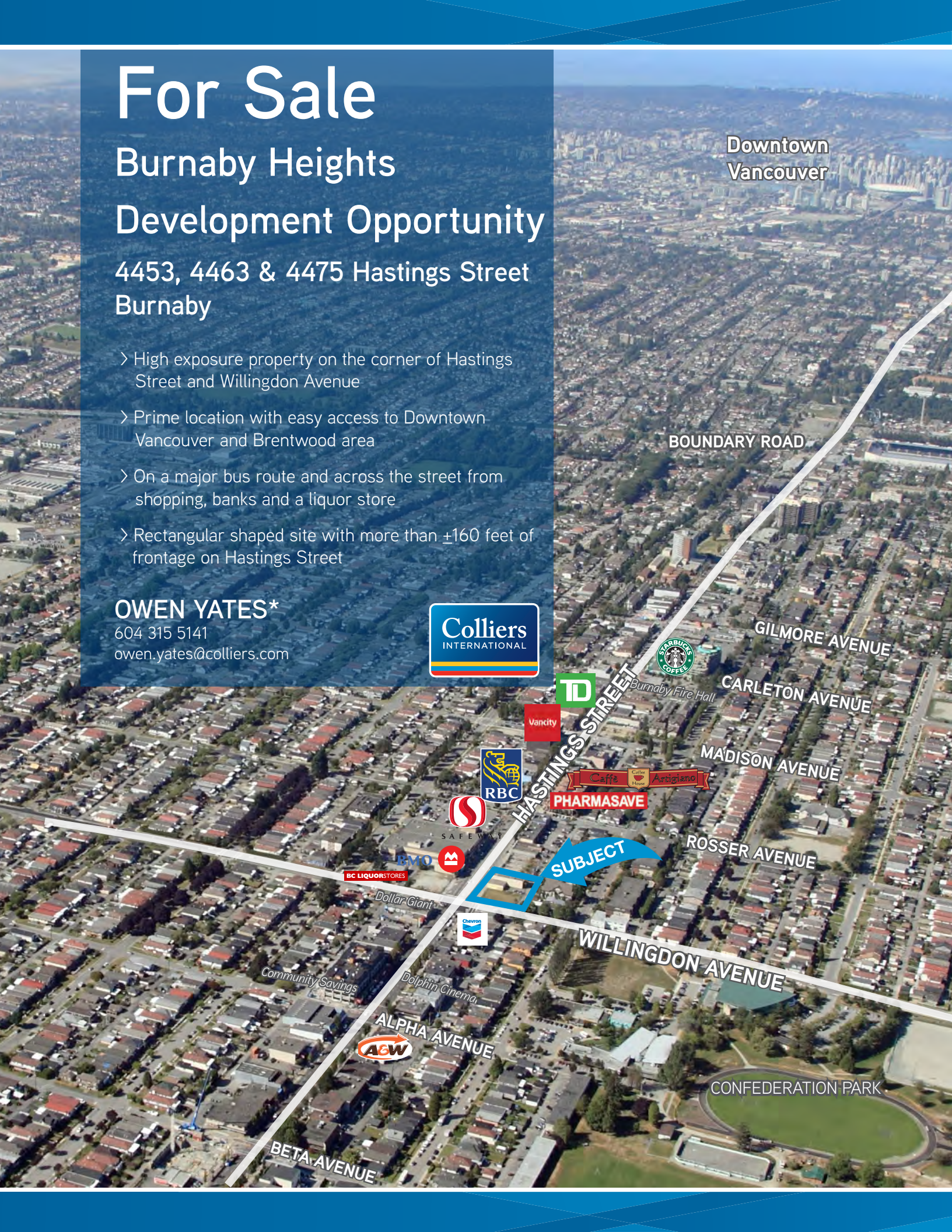
4453, 4463 & 4475 Hastings Street  
Burnaby

- > High exposure property on the corner of Hastings Street and Willingdon Avenue
- > Prime location with easy access to Downtown Vancouver and Brentwood area
- > On a major bus route and across the street from shopping, banks and a liquor store
- > Rectangular shaped site with more than ±160 feet of frontage on Hastings Street

**OWEN YATES\***

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Downtown  
Vancouver

BOUNDARY ROAD

GILMORE AVENUE

CARLETON AVENUE

MADISON AVENUE

ROSSER AVENUE

WILLINGDON AVENUE

ALPHA AVENUE

BETA AVENUE

CONFEDERATION PARK

SUBJECT



Burnaby Firehall #1 - 1947



## Opportunity

To purchase and develop a piece of history - Burnaby's original FireHall Station site and adjoining lots. This 16,402 square foot site offers excellent exposure with a strong sense of community and history, beautiful views, parks and trails, recreational amenities, and a thriving business district which ensures the ultimate success for a mixed-use development.

## Location

The subject site is strategically located on the northwest corner Hastings Street & Willingdon Avenue, two of Burnaby's arterial routes. Hastings Street runs east-west connecting you directly to Downtown Vancouver. Willingdon Avenue runs north-south, providing easy access to the Brentwood Mall, Highway 1, BCIT, and Metrotown.

The future residents of the subject site will enjoy the convenience of local shopping with Safeway, Bank of Montreal, and BC Liquor Store directly across the street. They will appreciate the benefits of Burnaby's best public amenities at their doorstep; Confederation Park, which is home to Eileen Dailly Pool and Fitness Centre, McGill Library, a Youth and Senior Centre, playgrounds, picnic areas, three sports fields, baseball diamonds, lawn bowling, Model Steam Railway, an elementary school and several walking trails are just some of the benefits this location has to offer.

## Site Description

The site consists of three properties 4453, 4463 and 4475 Hastings Street with a combined total area of approximately 16,402 square feet with +/-162 foot frontage along Hastings Street and a return depth of +/-102 feet along Willingdon Avenue. This relatively rectangular site gently slopes down to the east and is occupied by two smaller buildings on the western portion of the site with a vacant parcel on the corner. The buildings are currently on month-to-month tenancies.

4475 Hastings Street - looking west



4453, 4463 & 4475 Hastings Street



# FOR SALE > 4453, 4463 & 4475 Hastings Street, Burnaby BC

## Environmental

There has been a Phase 1 and Phase 2 Environmental Site Investigation completed on 4463 & 4475 Hastings Street in November 2012 by Pottinger Gaherty Environmental Consultants Ltd which states that further investigation is not required for purchase due diligence or cost estimation purposes. A full copy of this report can be provided upon request.

## Official Community Plan (OCP)

The subject site falls into the Heights area of Burnaby's OCP which is designated as an Urban Village accommodating non-town centre multi-family development with a service commercial component.

## Zoning

The subject site is zoned C8a (maximum 3.0 FAR) which provides for a wide range of commercial and retail establishments with medium density multiple family dwellings located above the business premises with a maximum height of four storeys.

## Legal Description

4453 Hastings Street - 002-977-257 Lot 23 Block 5 District Lot 121 Group 1 New Westminster District Plan 1054  
4463 Hastings Street - 011-936-703 Lot 22 Block 5 District Lot 121 Group 1 New Westminster District Plan 1054  
4475 Hastings Street - 025-852-507 Lot 1 District Lot 121 Group 1 New Westminster District Plan BCP9423

## Tenure

Title to be delivered free and clear of all financial encumbrances except a Statutory Right of Way BW48078.



The iconic "Heights" sign



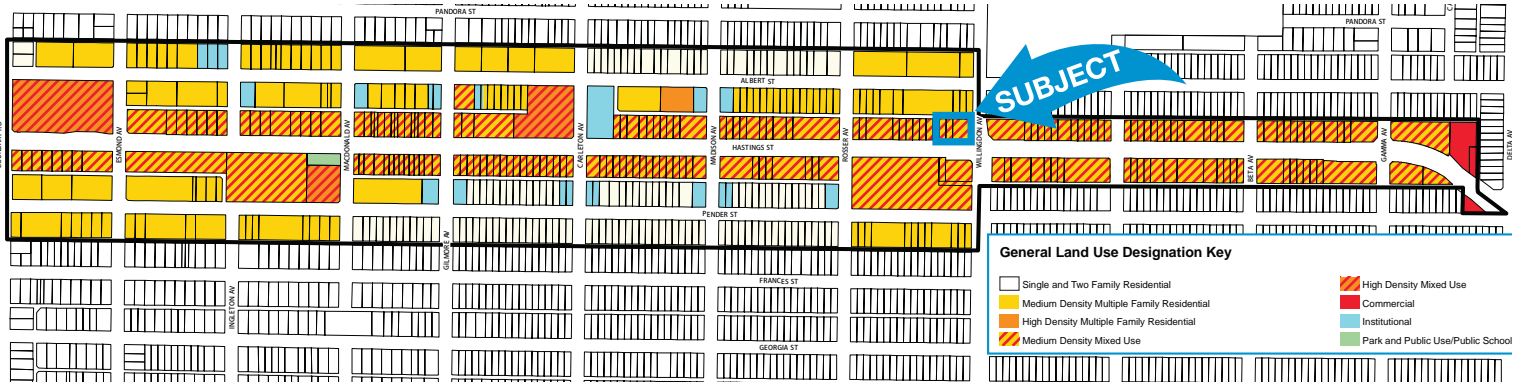
## Offering Process & Price

Interested parties please contact Owen Yates for price guidance and further information.

## Development Summary

<b>Site Area (SF):</b>	4453 Hastings St.	3,465
	4463 Hastings St.	3,465
	4475 Hastings St.	<u>9,472</u>
	Total:	16,402
<b>Zoning:</b>	C8A - Maximum FSR of 3.0	
<b>Maximum Buildable:</b>	49,206 SF	
<b>OCP:</b>	Heights - Urban Village	
<b>Gross Taxes (2013):</b>	\$75,624.07	

# The Heights - Urban Village - General Land Use Map



## The Heights Neighbourhood Photographs



## Contact Us

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