

# FOR SALE

3140 GILMORE DIVERSION | BURNABY, BC



## 2 ACRE INVESTMENT/DEVELOPMENT OPPORTUNITY



DOWNTOWN  
VANCOUVER

GILMORE STATION

GILMORE DIVERSION

TRANS-CANADA HIGHWAY

## THE OPPORTUNITY

Cushman & Wakefield ULC. (“C&W”) is pleased to present an opportunity to acquire a 100% freehold interest in 3140 Gilmore Diversion, Burnaby, BC (the “Property”). The Property is located in the Canada Way Corridor of North Burnaby offering quick access to the Trans-Canada Highway and Gilmore skytrain station.

## SITE DESCRIPTION

With prominent exposure to Gilmore Diversion, located just south of the Trans-Canada Highway, the Property is currently improved with a 16,800 sq. ft. industrial building fully leased to EMCO Corporation.

## REDEVELOPMENT

The City of Burnaby is in support of a rezoning from M1 Manufacturing District to CD Comprehensive Development based on the M5 Light Industrial District zoning. If increased flexibility in use is desired, M2 General Industrial could also be added.

## SALE PRICE

Contact Exclusive Listing Agents.



## SALIENT DETAILS

CIVIC ADDRESS	3140 Gilmore Diversion, Burnaby, BC
PID	002-773-724
LEGAL DESCRIPTION	Lot 27 District Lots 69 and 70 Group 1 New Westminster District Plan 36487
LOT SIZE	2 acres (87,120 sf)
CURRENT ZONING	M1 (Manufacturing District). This zoning provides for accommodation of light manufacturing.
OCP	Undefined. The City of Burnaby planning department would review rezoning applications for redevelopment based on CD/M5 - Light Industrial District.
PROPERTY TAXES	\$145,870.77 (2023)
TENANCY	Emco Corporation
LEASE EXPIRY	September 30, 2028 (No renewal option)
CURRENT NOI	\$521,200



# HIGHLIGHTS



HIGHLY SOUGHT AFTER NORTH BURNABY LOCATION DUE TO PROXIMITY TO HWY 1 AND HIGH DENSITY POPULATION CENTRES OF BRENTWOOD AND METROTOWN



RE-DEVELOPMENT POTENTIAL TO OFFICE/FLEX AND INDUSTRIAL



14 MINUTE WALK TO GILMORE STATION

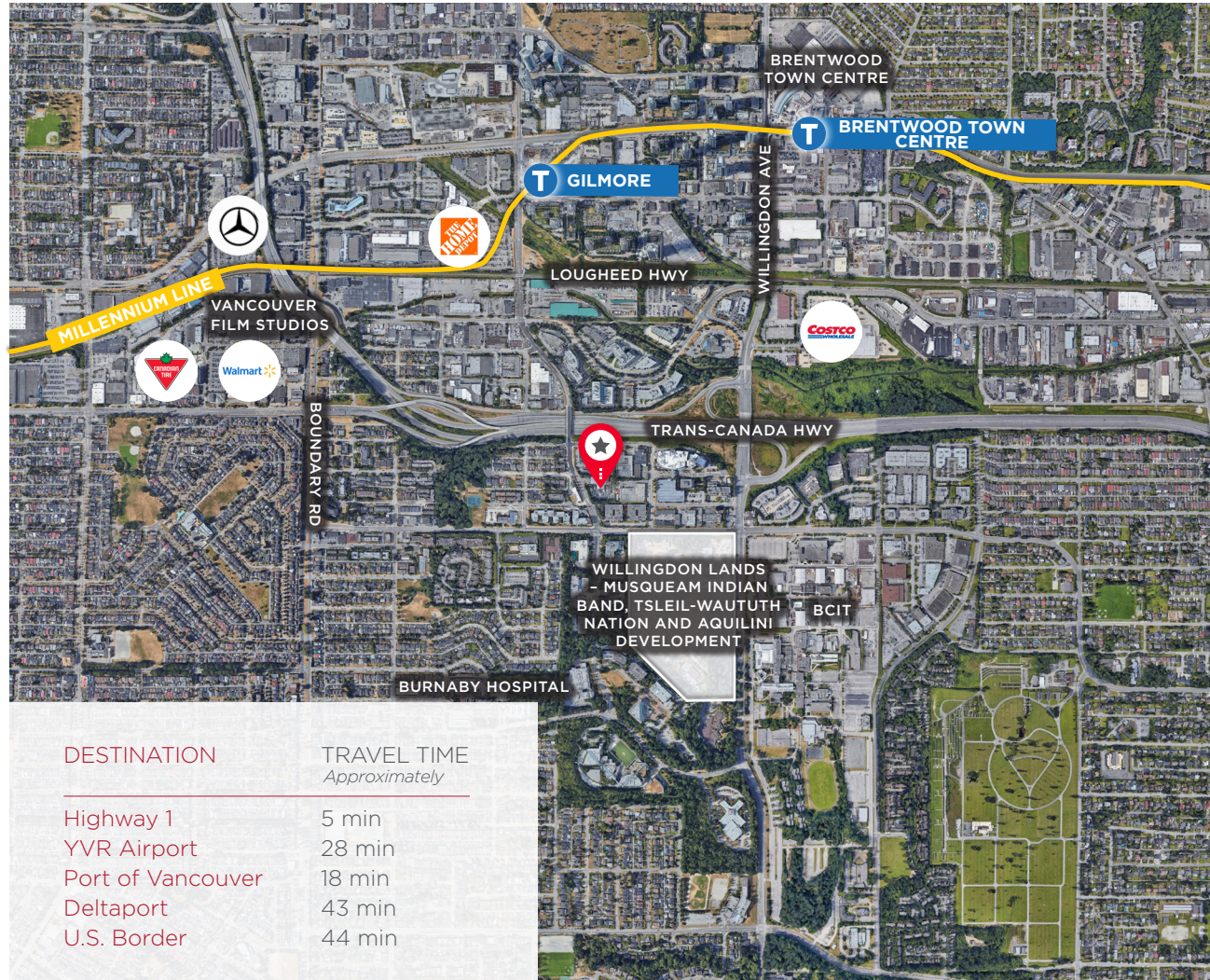


SIGNIFICANT DENSITY PLANNED FOR THE IMMEDIATE AREA. WILLINGDON LANDS WILL BRING ALMOST FOUR MILLION SQUARE FEET OF RESIDENTIAL AND FOUR HUNDRED AND FIFTY THOUSAND SQUARE FEET OF FILM STUDIO SPACE



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