

FOR SALE



5075 KINGSWAY | BURNABY, BC

INCOME PRODUCING SERVICE COMMERCIAL ASSET WITH FUTURE DEVELOPMENT OPPORTUNITY



THE OFFERING

Cushman & Wakefield is pleased to present the opportunity to acquire a one hundred percent free hold interest in a fully leased service commercial asset with future redevelopment potential.

The adjacent property to the East is also available for sale if a Purchaser is interested in assembling the properties.



SALIENT DETAILS

Legal Description	LOT 20 EXCEPT: PARTS SHOWN OUTLINED RED ON PLAN WITH BYLAW 30078; DISTRICT LOT 152 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 8350	Zoning	C4 Service Commercial District
	LOT 73 DISTRICT LOT 152 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 48050	OCP Designation	Metrotown, Marlborough Sub Area
PID(s)	002-603-306, 002-585-774	FAR	4.9 FAR (3.6 FAR Residential + 1.3 FAR Commercial)
Gross Taxes (2023)	\$67,662.66	Existing Tenancy	Jang Mo Jib Restaurant
Site Area	12,859 sf	NOI	\$213,000
Existing Building	3,425 sf – Approximately \$650,000 in improvements completed 2021	Lease Expiry	June 30, 2027 (no option to renew)
		New Price	\$8,000,000

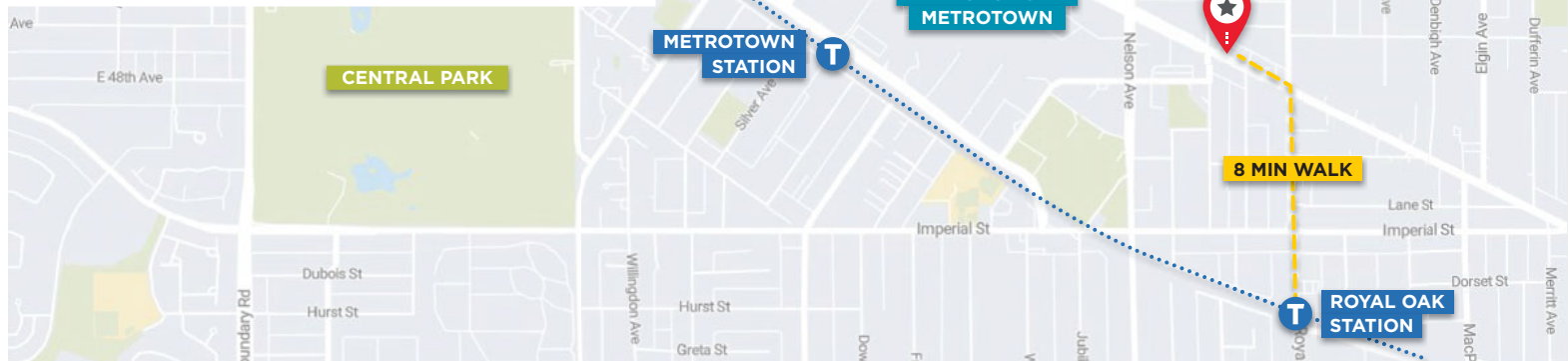
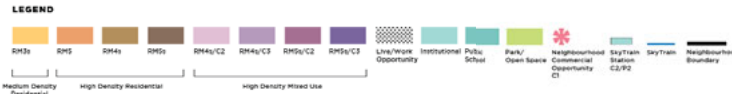
METROTOWN DOWNTOWN PLAN

The Property is situated in the Marlborough neighbourhood designated as a High Density Mixed Use site. The High Density Mixed Use designation correlates with the RM4s/C2 zoning category. This designation allows for a built form consisting of commercial and office podiums and high rise residential building forms total 4.9 floor area ratio (FAR), of which up to 3.6 may be residential and 1.3 of commercial.

LAND USE CATEGORIES	GENERAL LAND USE MAP DESIGNATIONS	MAXIMUM RESIDENTIAL FAR	MAXIMUM COMMERCIAL FAR	MAXIMUM TOTAL FAR	LAND USE AND BUILT FORM
High Density Mixed-Use	RM5s / C3	5.0	6.0	11.0	Commercial podiums (office, retail, and/or service uses) and high-rise office or RM4s / C3 3.6 6.0 9.6 residential building forms
	RM4s / C3	3.6	6.0	9.6	
	RM5s / C2	5.0	1.3	6.3	Commercial podiums (office, retail, and/or service uses) and high-rise residential building forms
	RM4s / C2	3.6	1.3	4.9	



Metrotown
GENERAL LAND USE





**METROPOLIS AT
METROTOWN**

KINGSWAY

ROYAL OAK AVENUE



Suite 700 - 700 W Georgia Street
Vancouver, BC • V7Y 1A1

D. NATHAN KEWIN

Personal Real Estate Corporation
Vice President
604 640 5885
nathan.kewin@cushwake.com

BLAKE GOZDA

Personal Real Estate Corporation
Vice President
604 608 5971
blake.gozda@cushwake.com