

# FOR SALE

DEVELOPMENT OPPORTUNITY Metrotown High Rise Development Site

5105 KINGSWAY, BURNABY, BC

±9,532 SF LOT WITH  
POTENTIAL TO ASSEMBLE  
WITH NEIGHBOURING LOTS  
TOTALING ±92,843 SF LAND

**REDUCED**



 CUSHMAN &  
WAKEFIELD

Cushman & Wakefield is pleased to present the opportunity to acquire a development site in the Marlborough sub-area of the Metrotown Plan. The site is currently improved with a single storey, free-standing, multi-tenant, 3,440 sq.ft. commercial building on a 9,532 sq.ft. lot. The Property generates an in-place holding income of \$84,600 per annum.



9



**WALK**  
9 MINUTES /  
700 METRES  
TO ROYAL OAK  
SKYTRAIN STATION

10



**WALK**  
10 MINUTES /  
750 METRES  
TO METROTOWN  
SHOPPING CENTRE

26



**DRIVE**  
26 MINUTES /  
16 KILOMETRES  
TO DOWNTOWN  
VANCOUVER

# SALIENT DETAILS - 5105 KINGSWAY

Legal Description	PL NWP8350 LT 18 DL 152 LD 36
PID(s)	002-112-990
Assessed Value	\$2,197,700
Land	\$2,192,000
Improvements	\$5,700
Gross Taxes (2017)	\$30,450.05
Site Area	9,532 sf
Existing Building	3,440 sf

OCP Designation	Metrotown, Marlborough Sub Area
Zoning	C4/ Service Commercial District
FAR	4.9 FAR (3.6 FAR Residential + 1.3 FAR Commercial)
Environmental	Phase 1 + 2 have been completed
Existing Tenancy	All leases contain a demolition clause or have an expiry date on or before July 2020
Price	<del>\$8,700,000.00</del> \$7,600,000.00



**9,532 SF**  
Approximate Site Area

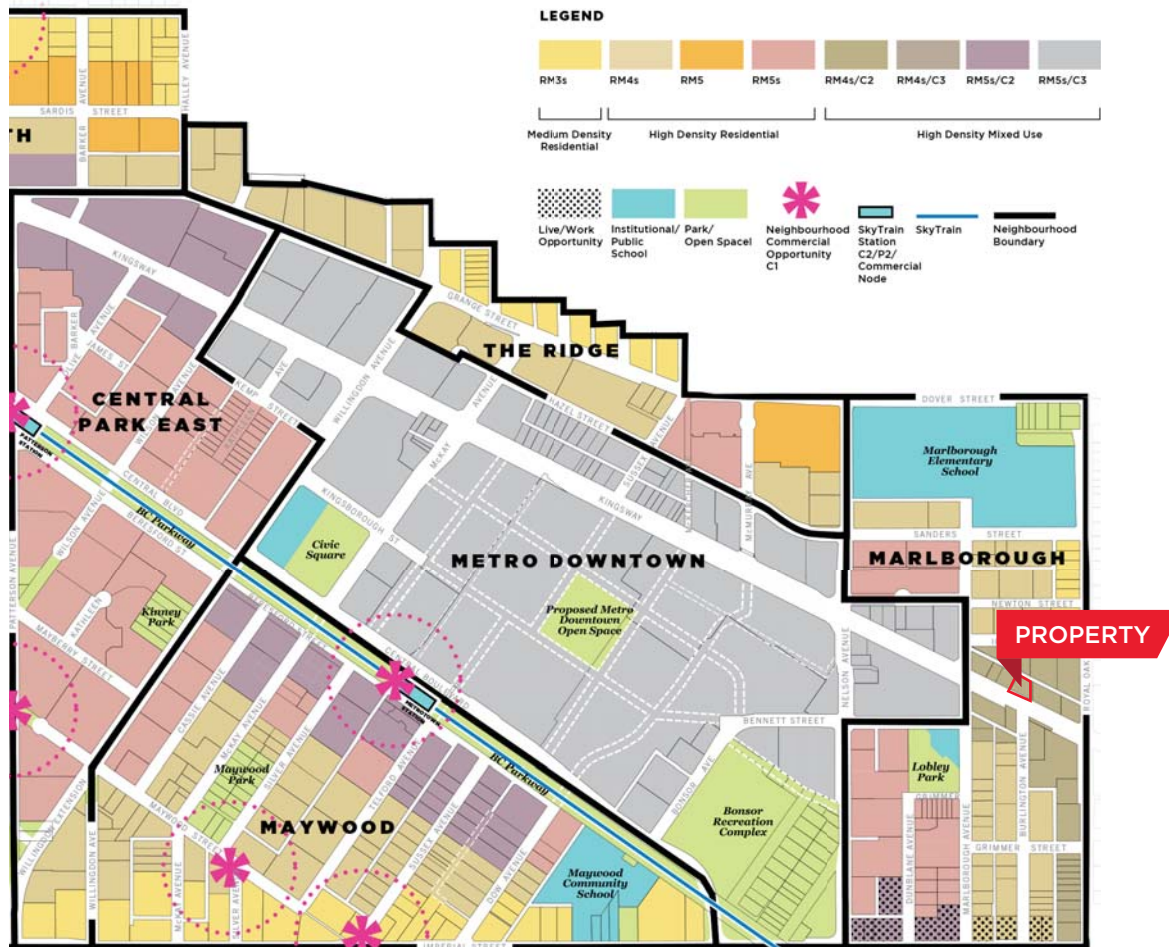


**4.9**  
Floor Area Ratio

### METROTOWN DOWNTOWN PLAN

The City of Burnaby has undertaken a plan update of the existing Metrotown Community Plan. The updated plan will provide the opportunity to create a true downtown for Burnaby that enables maximum land use and development complimented by social, recreation, entertainment, and cultural amenities. The first phase of the planning update was implemented on May 9, 2016, with the second phase currently underway and anticipated to be adopted imminently.

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.



### SCORES



WALK SCORE  
WALKER'S PARADISE  
**92**



TRANSIT SCORE  
EXCELLENT TRANSIT  
**82**



BIKE SCORE  
VERY BIKEABLE  
**86**

### DEMOGRAPHICS



WITHIN  
3 KM

3,162	Businesses
62,190	Daytime Working Population
1.3%	Projected Growth (2016 - 2021)
Ages	<b>25.4%</b> < 24 <b>53.4%</b> 25 - 64 <b>21.2%</b> > 65
\$79,589	Average Household Income

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