

FOR SALE

6715 HASTINGS STREET, BURNABY
INVESTMENT OPPORTUNITY IN PRIME
NORTH BURNABY CORNER LOCATION

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



7,614 SF MULTI-TENANT RETAIL BUILDING ON 17,974.8 SF OF LAND

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PROUDLY CELEBRATING
50
YEARS IN BUSINESS

FOR SALE | 6715 HASTINGS STREET, BURNABY

INVESTMENT OPPORTUNITY IN PRIME NORTH BURNABY

(KENSINGTON TOWN CENTRE) CORNER LOCATION

The Opportunity

To purchase a high profile, freestanding retail building, with long-term national and local tenants, in a prime corner North Burnaby location. This is a strategic purchase for future development as the City will be in the process of amending the Lochdale Urban Village Community Plan.

Location

Northeast corner of Hastings and Sperling Avenue in the Lochdale/Kensington Town Centre of North Burnaby. The area is well-served by strong demographics, local shopping, abundant schools, and excellent public transit.

Legal Description

Lot 10, Block 5, LD36, Plan NWP 1323
PID 003-279-839

Zoning

C-2. This district provides for the daily and occasional shopping needs of residents of several neighbourhoods.

Site Features



National and local tenants



Building divided into multiple CRUs allowing for long-term flexibility



Many recent improvements completed



Abundant on-site and street parking available



High profile corner location



Well-maintained building



Site Description (Approximate)

149.79' of frontage on Hastings Street by 120' on Sperling Avenue for a total site area of 17,974.8 SF

Tenancies/Income

Three tenants generating approximate net income of \$199,380.00 per annum

Gross Taxes (2016)

\$55,948.37

Asking Price

Contact Listing Broker

Building Area (Approximate)

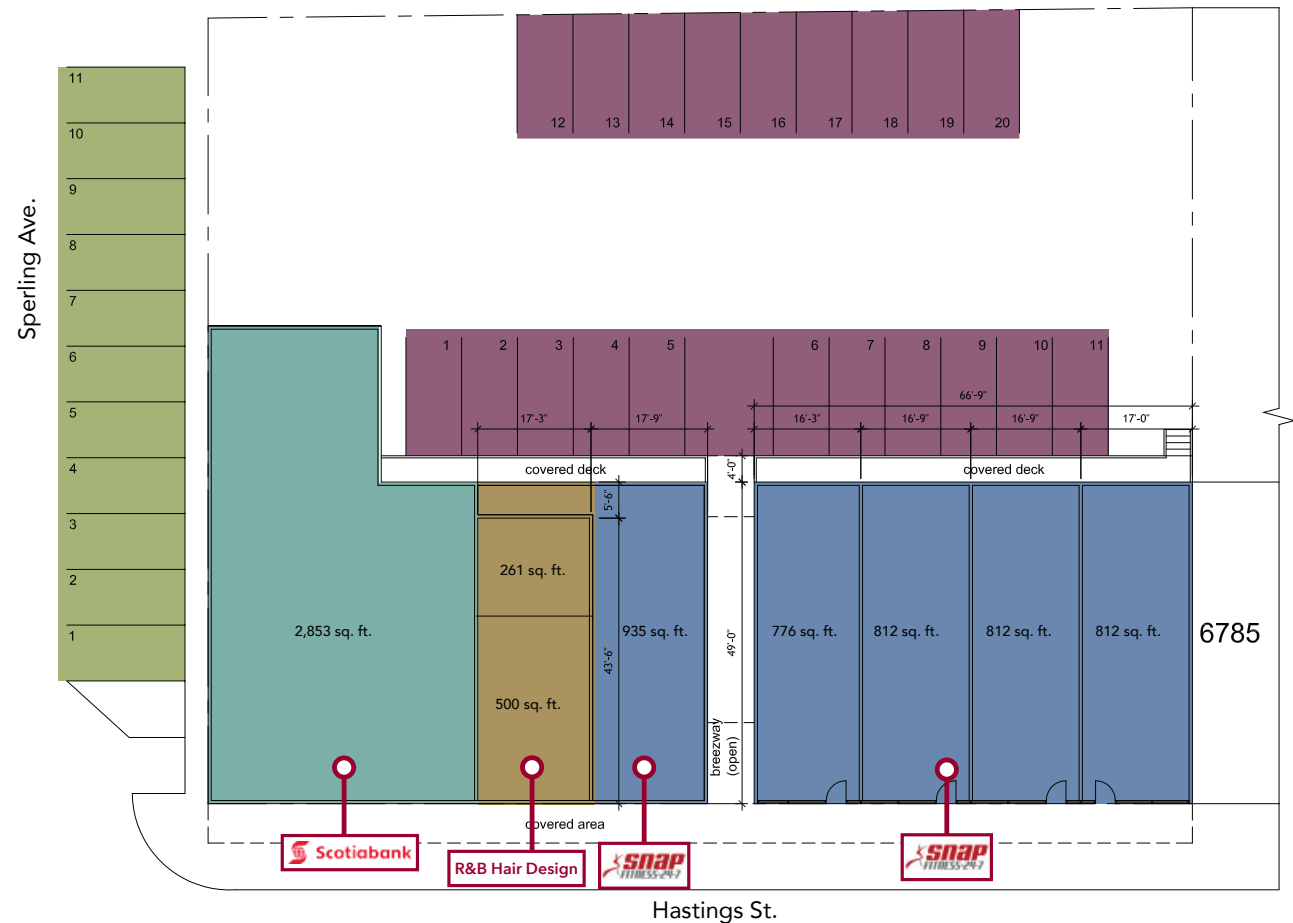
Unit	Tenant	Area	Description	Lease Expiry
1	Scotiabank	2,853 SF	Corner CRU	September 30, 2022
2	R&B Hair Design	761 SF	Leased by one tenant (owner is using rear portion as storage)	June 30, 2018
3 to 7	Snap Fitness	4,000 SF	Long-term fitness tenant	August 31, 2023
Total Area		7,614 SF		

Floor Plan

Legend

- Public Parking
- Parking for 6715 Hastings St.
- Unit 1
- Unit 2
- Unit 3 to 7
- Tenants

Not to scale – measurements are approximate only



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