

Nithsdale St

Smith Ave

SUBJECT SITE**Land size:** 8,400 sqft**Zoning:** R-5**FOR SALE*****3772 Nithsdale St, Burnaby, BC***

SINGLE FAMILY RESIDENTIAL OR DUPLEX DEVELOPMENT FOR SALE

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RE/MAX Commercial Advantage
www.iciconic.com

3772 Nithsdale St Burnaby, BC



ICONIC PROPERTIES
GROUP

OPPORTUNITY

BUILDING LOT OPPORTUNITY!

R5 zoned property can have more than 5,000 sqft house or duplex on this 70 ft x 120 ft lot.

Magnificent location in Burnaby Hospital area in a quiet and desirable neighbourhood.

Being on the high side of the street, enjoy GORGEOUS MOUNTAIN VIEWS. Super convenient location close to BCIT, SFU, Willingdon Church, Moscrop Highschool, Metrotown, Crystal Mall Shopping Centre, Brentwood town centre, Skytrain along with easy access to Hwy 1.



EXECUTIVE SUMMARY

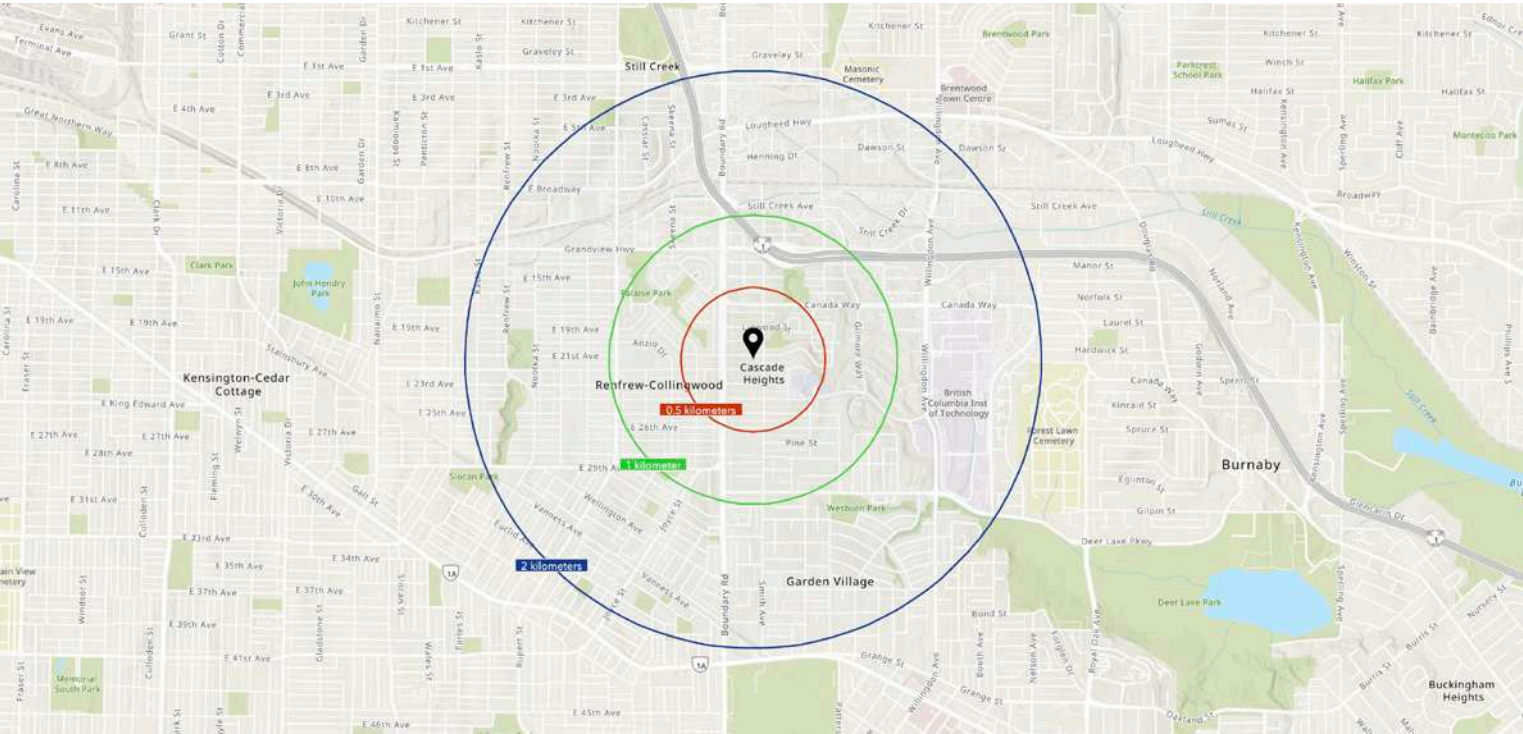
NEIGHBOURHOOD **BURNABY HOSPITAL**

LAND SIZE **8,400 SQFT**

LAND DIMENSIONS **70 FT X 120 FT**


ZONING **R-5**

NEIGHBOURHOOD OVERVIEW




DEMOGRAPHICS	0.5 KM	1 KM	2 KM
Population	3,802	13,462	56,138
Median Age	45.1	42.2	39.8
Average Household Income	\$77,882	\$82,545	\$76,926
Average Persons Per Household	2.5	2.8	2.6
Mother Tongue	Non-Official 57.2% French 1.0% English 41.8%	Non-Official 62.7% French 0.7% English 36.6%	Non-Official 65.3% French 0.6% English 34.1%


NEARBY AMENITIES




8+
Restaurants




4+
Grocery/
Supermarkets




5+
Cafés/
Bakeries



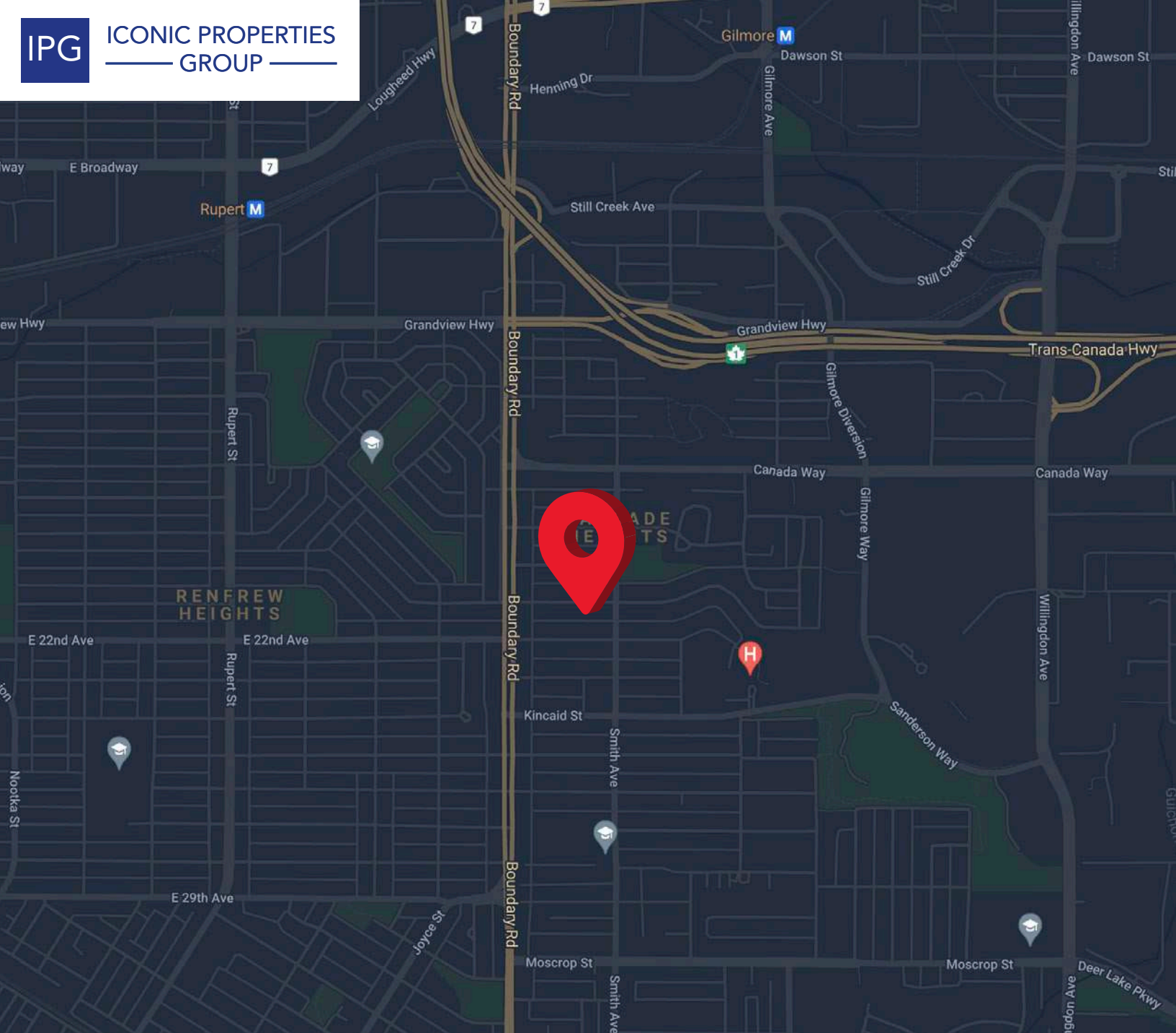
11+
Schools/
Learning Centres



10+
Personal
Services



5+
Childcare
Providers

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All measurements quoted herein are approximate.