

MacDonald Ave

Pender Street

SUBJECT SITE**Land Size:** 6,100 sqft**Zoning:** RM-6**FOR SALE****3980 Pender Street, Burnaby, BC**
FOURPLEX FAMILY RESIDENTIAL FOR SALE**Khash Raeisi***

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RE/MAX Commercial Advantage
www.iciconic.com

3980 Pender Street Burnaby, BC



ICONIC PROPERTIES
GROUP

OPPORTUNITY

Iconic Properties Group is pleased to present this unique opportunity to acquire BP in process Fourplex residential development project in Burnaby.

The Subject Property is located on the south of Pender St between Macdonald Ave and Ingleton Ave in Willingdon Height neighbourhood of Burnaby. It is strategically located in a convenient and bustling area just steps away from restaurants and retail stores on Hastings St.

The Subject Property's land dimension is 50 ft x 122 ft, and its Building Permit allows it to be built 2.5 storeys height with gross size of 5,238.09 sqft, and 4 three bedroom units with 5 parking stalls and 6 bicycle stalls. The BP is subject to the approval of the City.

The Subject Property has Appraisal Report available and the land value is appraised at \$2,680,000 in March 2021.

EXECUTIVE SUMMARY

NEIGHBOURHOOD **WILLINGDON HEIGHT**

LAND SIZE **6,100 SQFT**

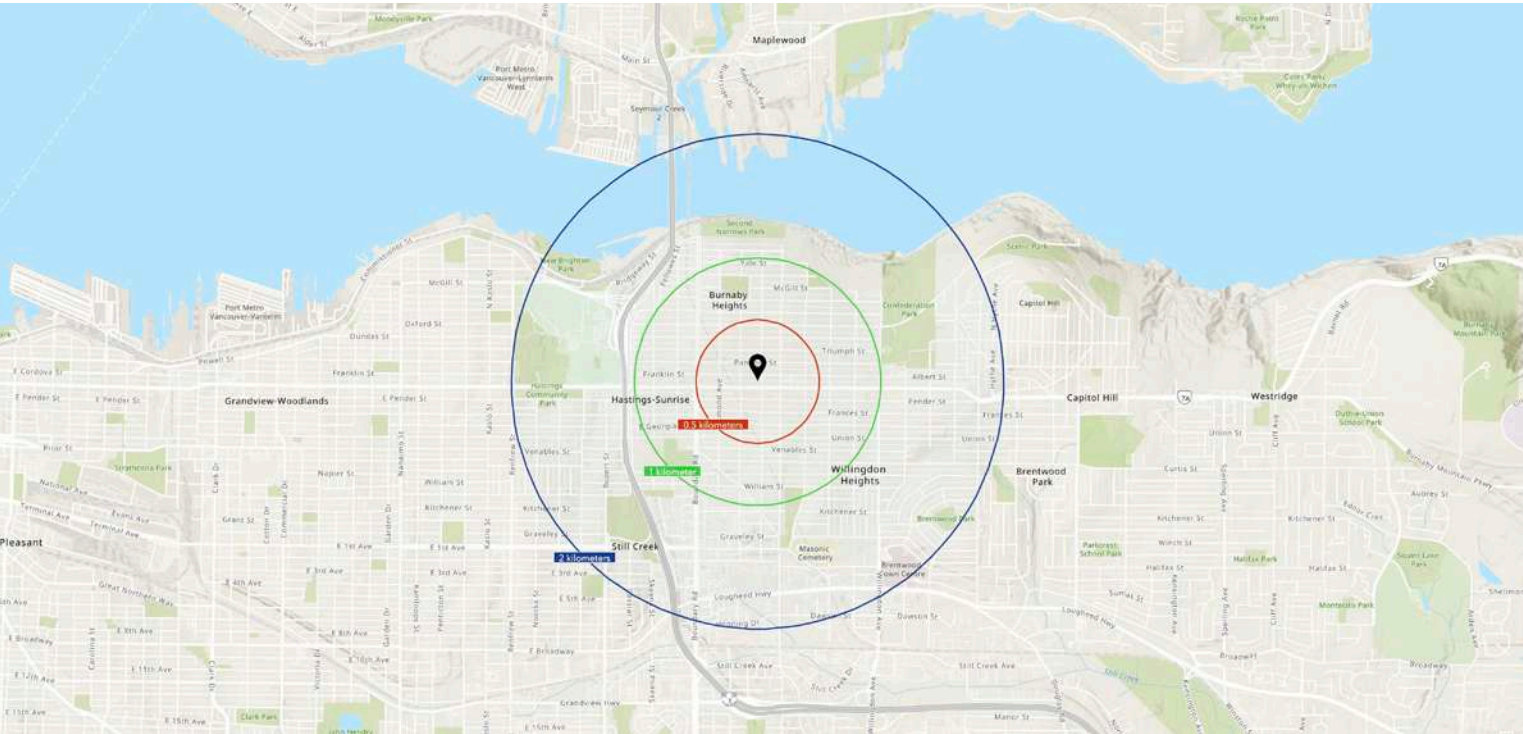
LAND DIMENSIONS **50 X 122**

DENSITY **0.86 FSR**

BUILDABLE SIZE **5,245.14 SQFT**


PRICE **CONTACT AGENT**

NEIGHBOURHOOD OVERVIEW




DEMOGRAPHICS	0.5 KM	1 KM	2 KM
Population	5,809	17,879	44,961
Median Age	41.6	41.7	41.3
Average Household Income	\$74,924	\$85,123	\$83,599
Average Persons Per Household	2.3	2.5	2.5
Mother Tongue	Non-Official 47.7% French 1.2% English 51.1%	Non-Official 49.0% French 0.9% English 50.1%	Non-Official 53.0% French 0.8% English 46.2%


NEARBY AMENITIES




15+
Restaurants




6+
Grocery/
Supermarkets




5+
Cafés/
Bakeries



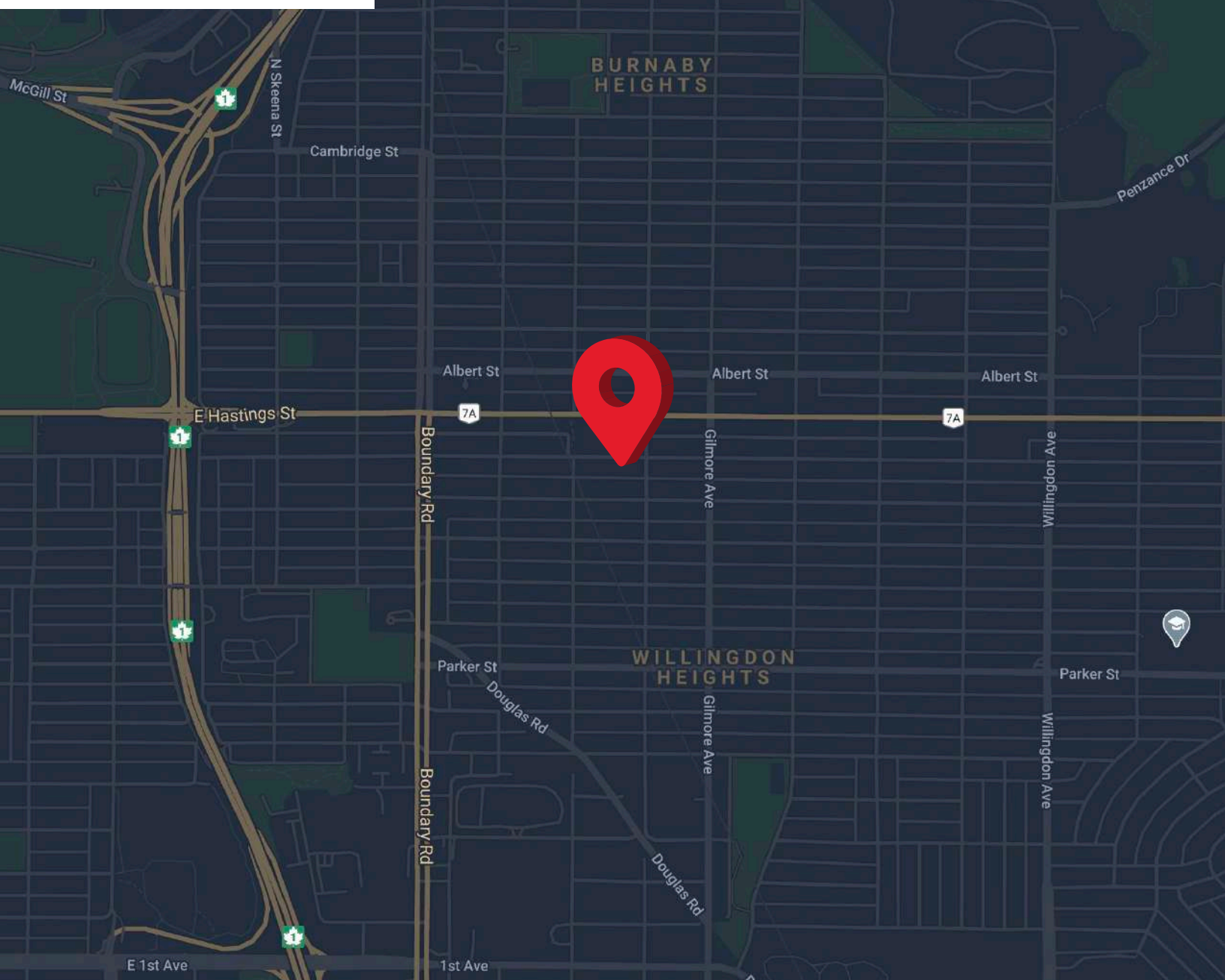
6+
Schools/
Learning Centres



8+
Personal
Services



6+
Childcare
Providers

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All measurements quoted herein are approximate.