

# FOR SALE

4420 MARINE DRIVE, BURNABY, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**SUBJECT**

Four +/- 14,000 Sq. Ft.  
Prime Residential Building Lots

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PROUDLY CELEBRATING  
**50**  
YEARS IN BUSINESS



# FOR SALE

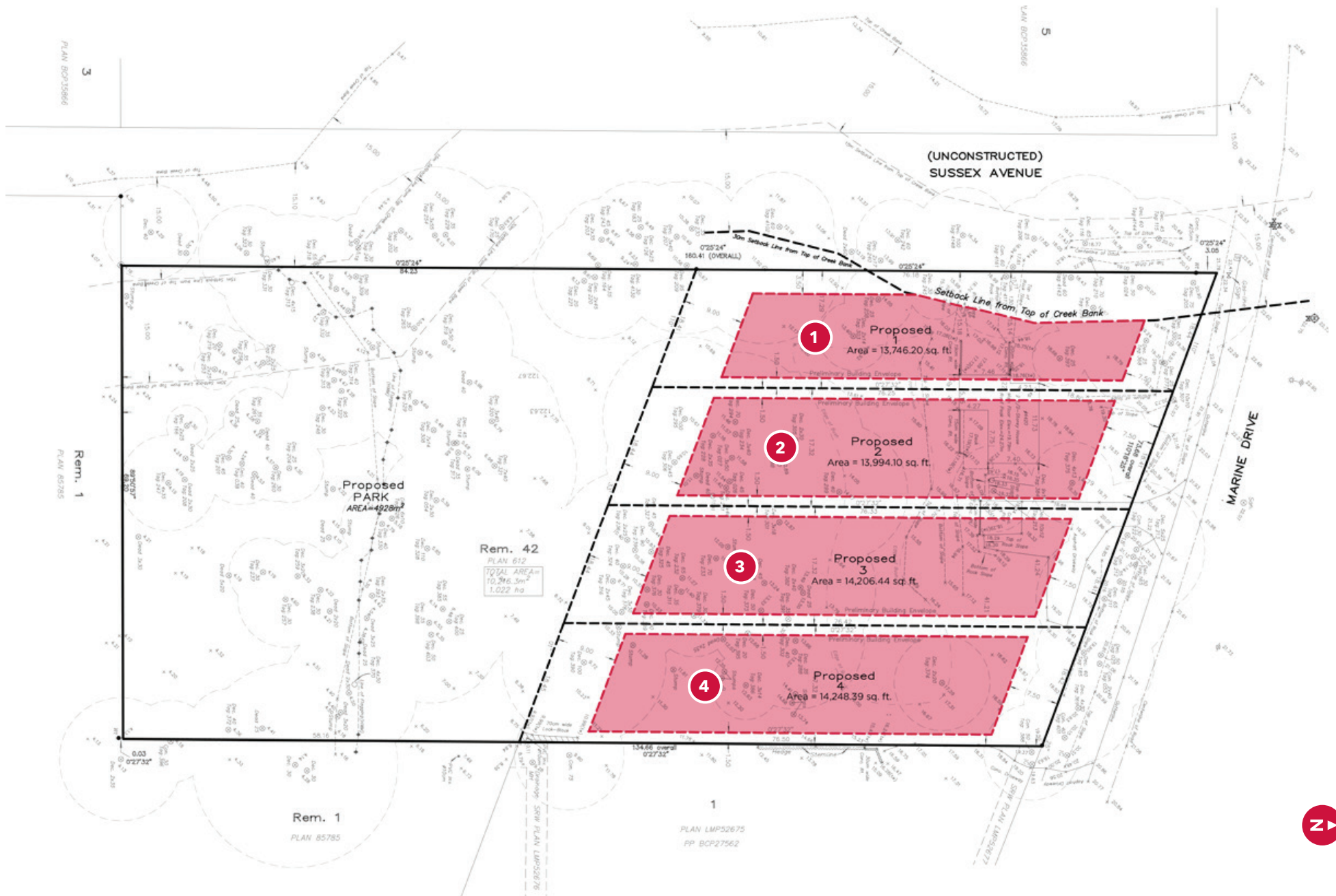
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## SALIENT FACTS

Civic Address	4420 Marine Drive, Burnaby, BC (Lots 1, 2, 3 and 4 to be subdivided and fully serviced)
Location	Situated on the south side of Marine Drive at Sussex Avenue in the south slope area of Burnaby, BC. The site has convenient access to Marine Way and Boundary Road. It is close to shopping on Marine Way and Metrotown, as well as many schools and parks.
Development Opportunity	Four (4) large lots backing onto park space. These lots are ideal for walk-out basements. Lots will be subdivided and fully serviced prior to closing.
Zoning	R-2 (Residential Zoning)
Approximate Site Area	Lot 1 – 1,277.06 m <sup>2</sup> , 13,746.20 sq. ft. Lot 2 – 1,300.09 m <sup>2</sup> , 13,994.10 sq. ft. Lot 3 – 1,319.82 m <sup>2</sup> , 14,206.44 sq. ft. Lot 4 – 1,323.71 m <sup>2</sup> , 14,248.39 sq. ft.
Price	Contact Broker



# SITE PLAN





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## Legend

- |    |                         |
|----|-------------------------|
| 1  | Riverway West School    |
| 2  | Riverway Sports Complex |
| 3  | Riverway Golf Club      |
| 4  | Glennwood Elementary    |
| 5  | Burnaby South Secondary |
| 6  | Wilson Elementary       |
| 7  | South Slope Elementary  |
| 8  | Suncrest Elementary     |
| 9  | Central Park            |
| 10 | Metrotown               |
| 11 | Marine Way Market       |
| 12 | Queensborough Bridge    |

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