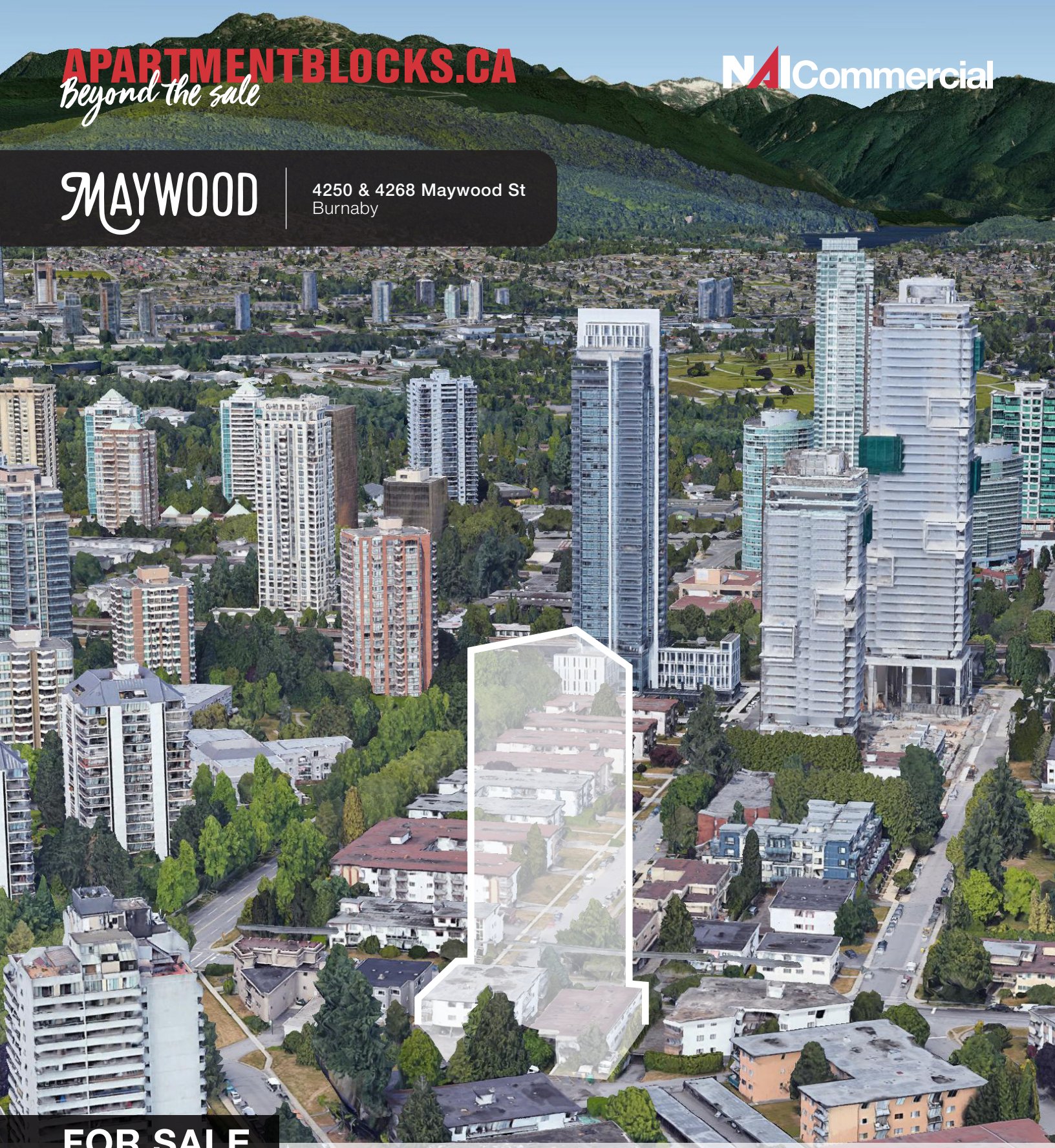
APARTMENTBLOCKS.CA
Beyond the sale

NAI Commercial

MAYWOOD

4250 & 4268 Maywood St
Burnaby



FOR SALE

HIGH-RISE DEVELOPMENT SITE
550 METRES TO METROTOWN SKYTRAIN

88
EXCELLENT TRANSIT

84
VERY BIKEABLE

The Opportunity

This is a rare opportunity to invest in two, side-by-side, cash flow producing apartments, with great potential for future redevelopment. Recent rezoning bylaws are changing the face of Metrotown, even further solidifying it as a central hub for the Greater Vancouver Region.

The Metrotown area continues to entice home owners as the area provides endless amenities including restaurants and high end shops, parks, recreational centers, and convenient transit connecting to the rest of the Lower Mainland.

The subject property is only a 7-minute walk from Metrotown SkyTrain Station, and 15 minutes from Metrotown Mall. Also in close proximity, you will find multiple grocery stores, schools and ample green space including and Central Park.

> “A 7-minute walk to Metrotown SkyTrain and 15-minute walk to Metrotown Shopping Centre.

The Details

Civic Address
4250 & 4268 Maywood St
Burnaby, BC V5H 2J3

Suite Mix

4250 Maywood	
Bachelor	2
One-Bedroom	14
Two-Bedroom	2
Total	**18**

4268 Maywood	
Bachelor	1
One-Bedroom	1
Two-Bedroom	8
Total	**10**

Total Site Area
30,167 SF

Designated OCP Zoning
RM-4s

Potential FAR
6.15*

Potential Buildable Square Footage
185,527 BSF*

Price
$21,000,000
($279/BSF at 2.5 base FAR)

*to be confirmed by the City

Potential Addition of City Properties
with 6562 & 6588 Willingdon Ave

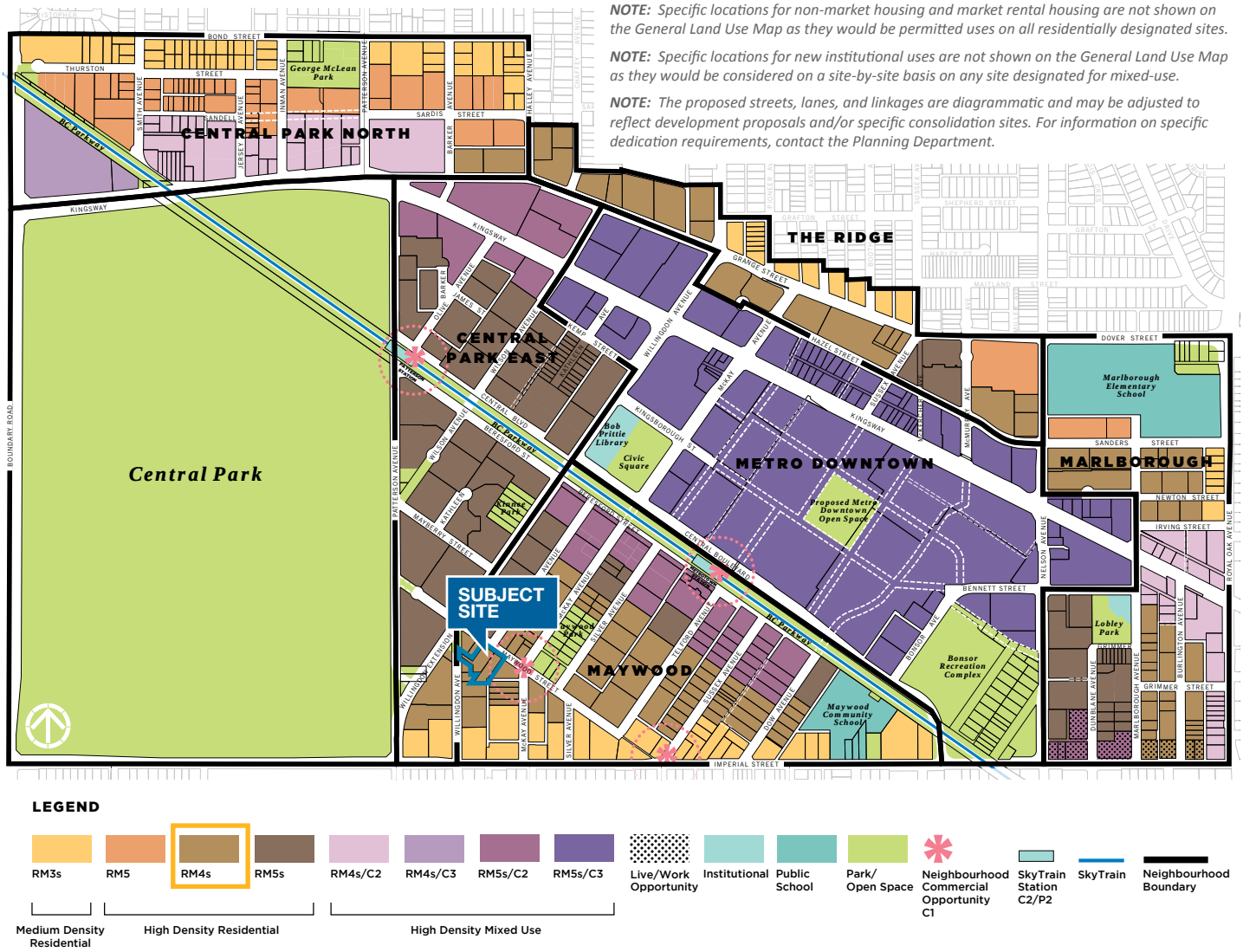
Potential Site Area	37,675 SF
Potential BSF*	231,701 BSF

The Land Use Map

NOTE: Specific locations for non-market housing and market rental housing are not shown on the General Land Use Map as they would be permitted uses on all residentially designated sites.

NOTE: Specific locations for new institutional uses are not shown on the General Land Use Map as they would be considered on a site-by-site basis on any site designated for mixed-use.

NOTE: The proposed streets, lanes, and linkages are diagrammatic and may be adjusted to reflect development proposals and/or specific consolidation sites. For information on specific dedication requirements, contact the Planning Department.



LEGEND

RM3s, RM5, RM4s, RM5s — Medium Density Residential; High Density Residential

RM4s/C2, RM4s/C3, RM5s/C2, RM5s/C3 — High Density Mixed Use

Live/Work Opportunity; Institutional; Public School; Park/ Open Space; Neighbourhood Commercial Opportunity C1; SkyTrain Station C2/P2; SkyTrain; Neighbourhood Boundary

The Development Potential

Under the RM-4s designation the property can be constructed into a high-rise condominium building. Buyers must check with the city planning to determine concrete details but it is anticipated within Official Community Plan Guidelines that the height can reach up to 20 storeys. With current Condo pricing surging in this market take advantage of moving price per finished square foot targets and a co-operative municipality that generally supports new development applications.

The Highlights

- RM-4S DEVELOPMENT POTENTIAL
- 7-MINUTE WALK TO METROTOWN SKYTRAIN
- FOUR PARKS WITHIN 1KM RADIUS

Current Comparable Projects

	Maywood on the Park	Sun Towers II	Polaris
Released Units	298	194	313
Sold Units	253	100	251
Percentage Sold	85%	52%	80%
Price/SF	$1,171	$1,116	$1,210

Brandon Harding*
Vice President, Multi-Family
& Land Development
604 691 6630
bharding@naicommercial.ca

*Personal Real Estate Corporation

Terry Harding
Senior Vice President
604 691 6615
tharding@naicommercial.ca

Jackson Tang*
Senior Vice President
604 691 6680
jtang@naicommercial.ca
國語, 廣東話, 福建話查詢

NAI Commercial

1075 W Georgia St, Suite 1300, Vancouver, BC V6E 3C9 | **ApartmentBlocks.ca**

© 2020 NAI Commercial (BC) Ltd. All Rights Reserved.

The rendering is for illustrative purposes only and is not intended to communicate development plans. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.