

SOLD

7444 Edmonds Street Burnaby, BC



CHALLENGE

To assist the ownership of BIG O TIRES with the sale of their industrial building. City of Burnaby's Edmonds Official Community Plan supports high-density mixed-use development for the BIG O TIRES site along with 5 neighbouring lots for one future development. Sell for maximum land price and lease back for 2 years to run the existing business.

ACTION

- » A comprehensive due diligence package & marketing package was prepared for potential purchasers which included local, national and international developers.
- » Direct marketing, paid advertising, social media and various commercial real estate websites were used as the marketing engine for the offering.
- » We engaged every local, national and international developer interested in high-density mixed-use development sites.
- » Worked extremely hard with the environmental company "Next Environmental" to get challenging reports completed. The reports included phase 1, 2 and the DSI (detailed site investigation), which were mandatory to complete the sale.

RESULT

An investor approached us with a great offer, which our clients accepted with a 2 year leaseback at a phenomenal rate.

SUCCESS STORY

"Sam marketed and sold our building at 7444 Edmonds in Burnaby. The process was complicated due to environmental challenges, but Sam stayed committed during the whole process of environmental testing and kept the purchaser engaged. Our industrial building had land value for future high-density mixed-use development so Sam got us an amazing price. Sam kept us informed of each step during the process and got the job done. We highly recommend Sam Emam to handle the sale of your building."

– Rick King and Rick Deaves
Owners of Big O Tire

Sam Emam

Personal Real Estate Corporation

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Sam Emam Personal Real Estate Corporation was licensed with HQ Commercial at the time of the sale.

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