

# FOR SALE

## Potential 4 Storey Mixed-Use Development Site with Long-Term National Tenant

5471 Imperial Street, Burnaby, BC



**Sam Emam**

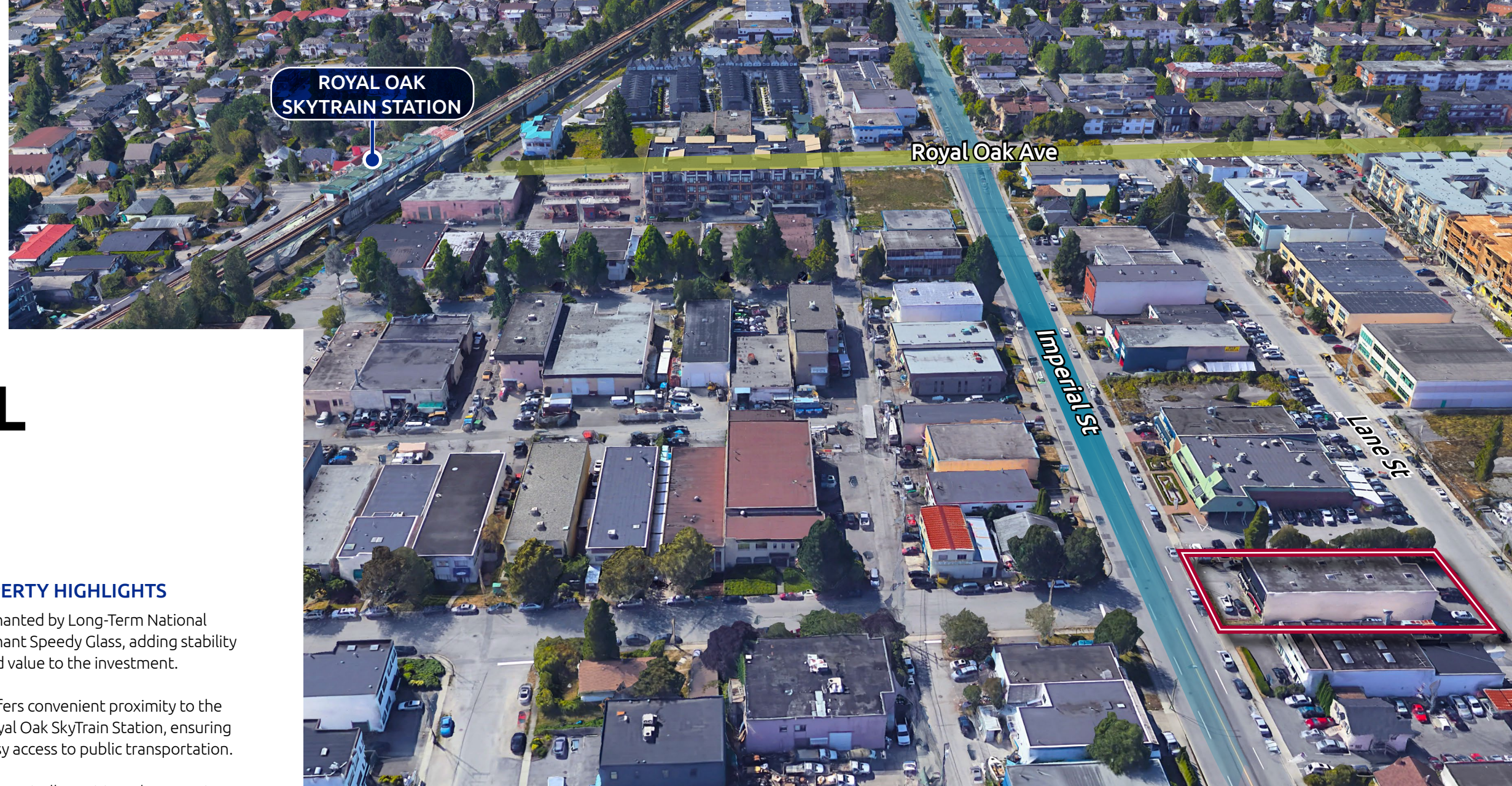
Personal Real Estate Corporation

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INTERNATIONAL



# 5471 IMPERIAL STREET

Burnaby, BC

## PROPERTY SUMMARY

### LEGAL DESCRIPTION

LOT 41, PLAN NWP720,  
DISTRICT LOT 94, GROUP 1, NEW  
WESTMINSTER LAND DISTRICT,  
EXCEPT PLAN

### ZONING

Special Industrial District (M4)

PID	YEAR BUILT
002-875-306	1976

### PROPERTY SIZE

Land	9,480 SF +/-
Building	4,466 SF +/-

### NOI

\$80,000.00\*  
\*Tenant lease expires in April 2027, with a  
5 year renewal option

### PROPERTY TAXES (2023)

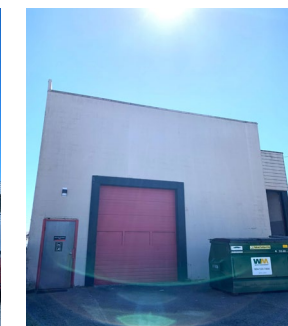
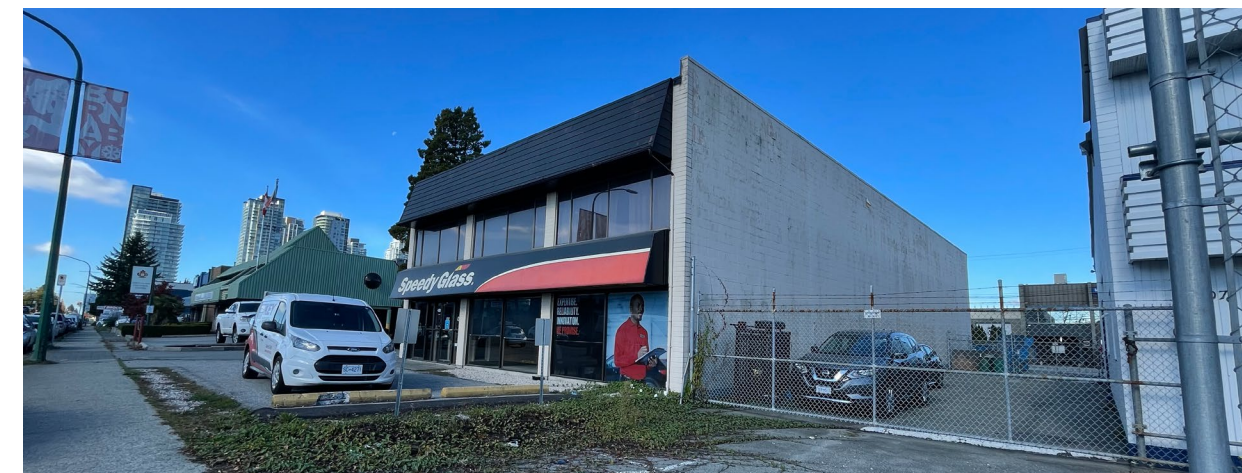
\$30,052.69

### SALE PRICE

**\$4,250,000**

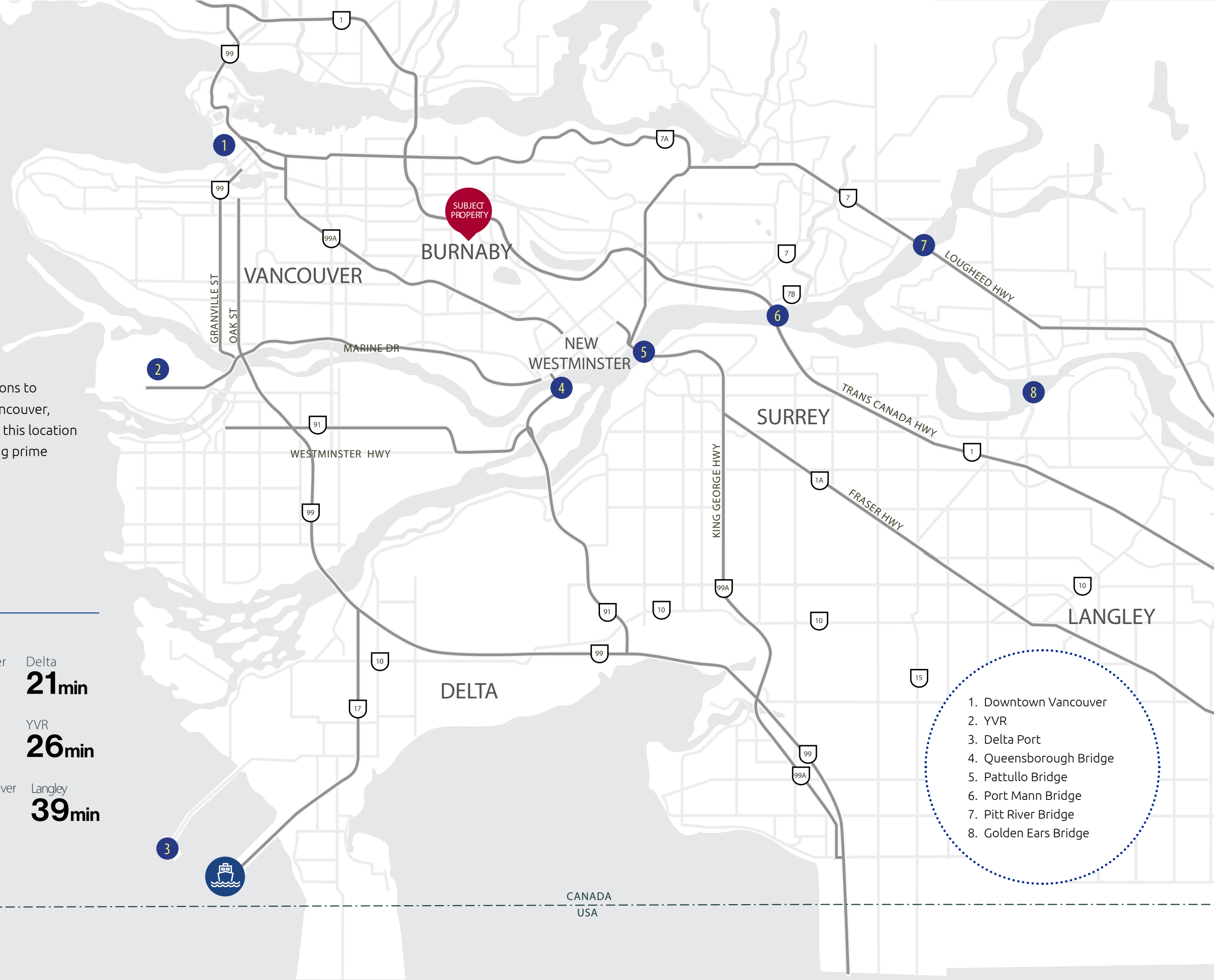
## PROPERTY HIGHLIGHTS

- Tenanted by Long-Term National Tenant Speedy Glass, adding stability and value to the investment.
- Offers convenient proximity to the Royal Oak SkyTrain Station, ensuring easy access to public transportation.
- Strategically positioned near major transportation routes, improving accessibility for distribution purposes.
- Provides abundant street parking and on-site parking availability, ensuring ample space for visitors and tenants.
- Features 2 bay garage doors, facilitating loading and unloading activities.
- Includes lane access for added convenience and flexibility.
- Equipped with office space, creating functional and versatile work areas within the property.



## LOCATION

Situated on Imperial Street, south of Kingsway in the City of Burnaby, this property boasts an enviable location just a few blocks away from the Royal Oak SkyTrain Station. Offering unparalleled convenience and easy access to all areas of the Lower Mainland, the property benefits from its proximity to major transit routes. Kingsway, located just north of the property, provides effortless connections to neighbouring communities such as Vancouver, New Westminister, and Surrey, making this location an exceptional choice for those seeking prime accessibility.



## DRIVE TIME TO

Metrotown

**5min**

New Westminister

**15min**

Delta

**21min**

Surey

**23min**

Richmond

**26min**

YVR

**26min**

US Border

**40min**

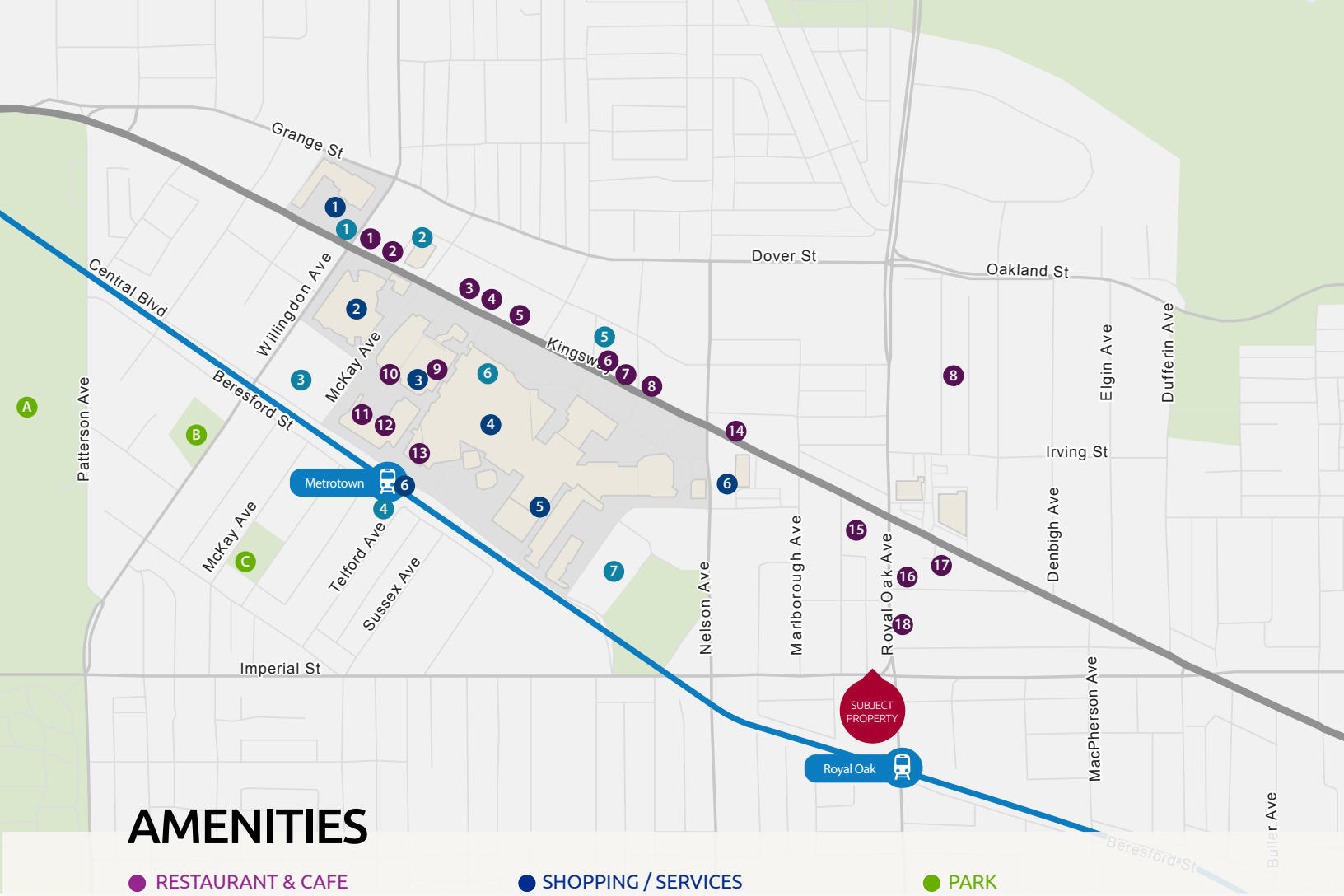
Downtown Vancouver

**27min**

Langley

**39min**

1. Downtown Vancouver
2. YVR
3. Delta Port
4. Queensborough Bridge
5. Pattullo Bridge
6. Port Mann Bridge
7. Pitt River Bridge
8. Golden Ears Bridge



# AMENITIES

## ● RESTAURANT & CAFE

1. Trattoria
2. Dinestry Dumpling House
3. Soft Peaks Ice Cream
4. Green Basil Thai
5. Bread x Butter Cafe
6. Ha Cafe
7. Subway
8. Happy Lamb Hot Pot
9. Earls Kitchen + Bar
10. Cactus Club Cafe
11. Tim Hortons
12. Boston Pizza
13. Chipotle Mexican Grill
14. Jang Mo Jib Metrotown
15. Sushi Oyama
16. Kamamarui Ramen & Don
17. Boiling Point
18. Ki Cafe

## ● SHOPPING / SERVICES

1. Old Orchard Shopping Centre
2. Crystal Mall
3. Station Square
4. Metropolis at Metrotown
5. T&T Supermarket
6. London Drugs

## ● RECREATION & ENTERTAINMENT

1. Future Metrotown Performance and Event Centre
2. Pioneer Community Resource Centre
3. Burnaby Public Library
4. Metrotown Community Resource Centre
5. McKercher Community Resource Centre
6. Cineplex Cinemas Metropolis
7. Bonsor Recreation Complex

## ● PARK

- A. Central Park
- B. Kinnee Park
- C. Maywood Park

— Expo Line

Drive time to

SFU	10 min
Downtown Vancouver	12 min

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