

CANADIAN PIZZA PLUS • PIZZA & CURRY • 604 420-0008



FOR SALE

#34 - 8650 Cinnamon Drive, Burnaby

+5.30% Cap Investment Opportunity Near Simon Fraser University

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LUK

REAL ESTATE GROUP

Macdonald
COMMERCIAL



SALIENT FACTS

Civic Address:	#34- 8650 Cinnamon Drive, Burnaby
Legal Description:	STRATA LOT 34, PLAN NWS2175, DISTRICT LOT 143, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 148 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
	PID: 000-859-010
Unit Area (approx. SF):	967 SF
Zoning:	CD
Tenant:	Recently Renewed Lease (Canadian Pizza Plus)
NOI:	Contact Listing Agent
Listing Price:	\$670,000

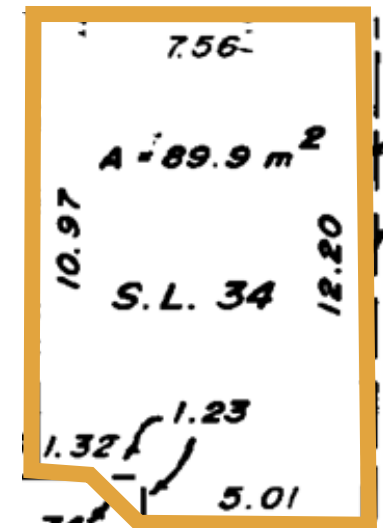
OPPORTUNITY

Presenting a lucrative investment opportunity with stable cashflow and a +5.30% CAP rate. This hands-off asset features a well-established pizza tenant with a recently renewed lease, ensuring steady income for astute investors.

Strategically located within a vibrant mixed-use community as a part of “The Shops at Mountainside Village”, this restaurant serves a diverse customer base including local residents, Forest Grove Elementary students, soccer field attendees, and SFU students up the hill.

The property boasts the added convenience of being located within a 5-minute drive to the Production Way SkyTrain station.

STRATA PLAN





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