



FOR SALE

BONSOR RECREATION COMPLEX

大統華 T&T Supermarket

METROPOLIS at metrotown
450 + STORES & SERVICES

METROTOWN STATION

BURNABY PUBLIC LIBRARY

CRYSTAL MALL 麗晶廣場
200 + STORES & SERVICES

KINGSWAY

MARLBOROUGH ELEMENTARY SCHOOL

MARLBOROUGH PARK WEST

MAPLE GLADE

4951 SANDERS STREET | BURNABY, B.C., CANADA

High-Density Residential Park-side Development Site by the Heart of Metrotown

"Parkside Residence for families"

46 Strata Units



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Collaboration

DOWNTOWN VANCOUVER



METROTOWN STATION



MARLBOROUGH PARK WEST



MAPLE GLADE
4951 SANDERS STREET, BURNABY, BC

SITE AREA ± 1.26 ACRES (54,820.6 SF)

CURRENT ZONING CD

OCP DESIGNATION HIGH DENSITY RESIDENTIAL – RM5

OCP DENSITY 2.6 FSR

LIST PRICE BID PROCESS

THE PROPERTY IS A STRATA WIND-UP OF 46 STRATIFIED UNITS



PROPERTY EXTERIOR

THE OPPORTUNITY

RE/MAX Real Estate Services et al. (the “Agent”), on behalf of the owners of the Strata Corporation NWS3415 (collectively the “Vendor”), is pleased to offer for sale 4951 Sanders Street, Burnaby, BC (the Property). A large \pm 1.26 Acres site, situated beside Marlborough Park West, located minutes of walk to Metropolis at Metrotown with all of everyday amenities while boasting mountain views.

BID SUBMISSION

Interested parties are encouraged to register with the Agent to be notified of Bid Process

Please register with the Agent.

SUBMISSION GUIDELINES

Interested parties are invited to submit an offer in the form of a Letter of Intent (provided upon request). The Vendor will further provide a Purchase and Sale Agreement approved by the Strata Council (provided upon request) for submission.

THE OFFERING PROCESS

The Vendor is a strata corporation. Any offer to purchase all 46 strata lots & common property comprising the Strata Plan NWS3415 is subject to the provisions of the Strata Property Act. All prospective purchasers, registered with the Agent, will be advised of an offer submission date after the initial marketing period.

PARTICULARS

CIVIC ADDRESS

4951 Sanders Street, Burnaby, BC, Canada

IMPROVEMENT

46 stratified apartment units

BUILT YEAR

1991

STRATA PLAN

NWS3415

LEGAL DESCRIPTION

PL NWS3415 LT 1-46 DL 32 LD 36. GROUP 1, 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.

CURRENT ZONING

CD

SITE SIZE

± 1.26 Acres (54,820.6 SF)

SITE DIMENSION

394.56 ft x 139.04 ft

SUB AREA

Marlborough Neighborhood of Metrotown

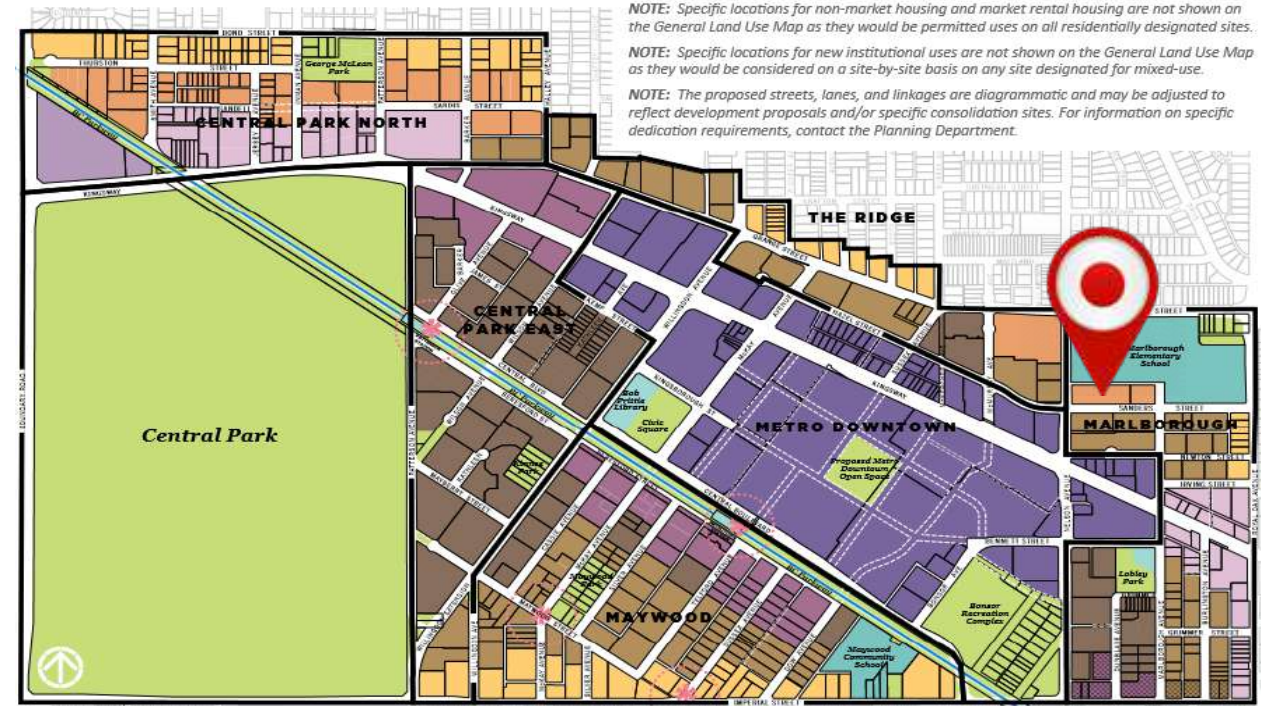
PRICE

Bid Process

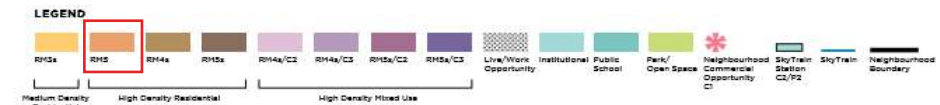
CURRENT IMPROVEMENT

Maple Glade is improved with 3-storey, with underground parking, wood-frame apartment structure consisting of 46 stratified apartment units with 2 bedrooms with 2 bathrooms (based on Tax Report).

METROTOWN DOWNTOWN PLAN - OCP



Metrotown
GENERAL LAND USE



DEVELOPMENT POTENTIAL

APPLICABLE OCP

Metrotown Downtown Plan

NEW LAND USE

High Density Residential Use

DENSITY

2.6 FSR

OCP ZONING

RM-5

BUILT FORM

Mid-rise residential buildings (5-12 storeys) with ground-oriented residential



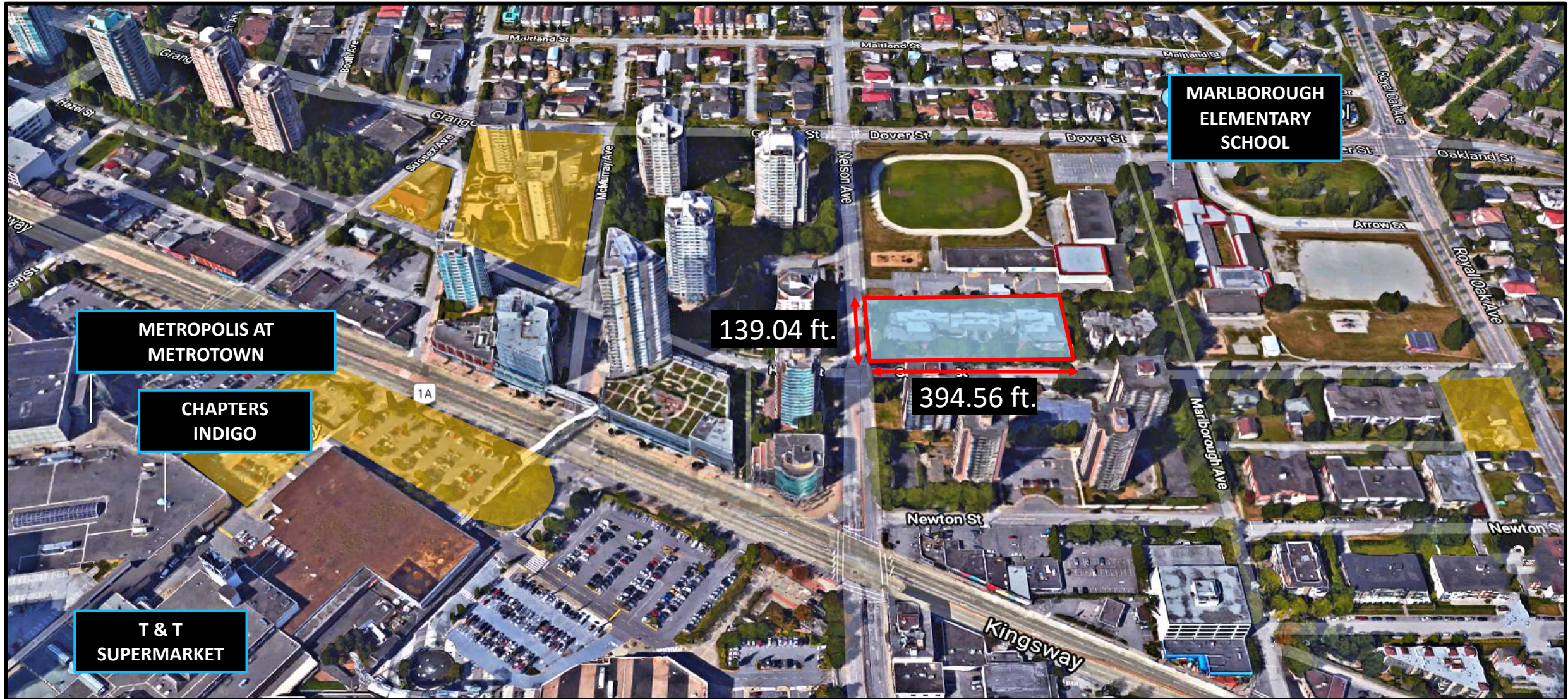
Development in park-like setting



Mid-rise residential character

SITE PLAN

Orange parcels denote multifamily active rezoning/development applications.



MARKET DEMOGRAPHICS



232,755
BURNABY POPULATION
2016



> 4% POPULATION
GROWTH RATE
(2011-2016)



\$64,737
AVG BURNABY HOUSEHOLD
INCOMES (2016)



Multiple Developments
CURRENTLY IN
CONSTRUCTION



2.0% VACANCY
CMHC 2018



4.3%
INCREASE IN POPULATION
DENSITY (2011-2016)

LOCATION IS EXCEPTIONAL

Located on the corner of Sanders & Nelson Street, the site is by the boarder of Metrotown Downtown Plan yet minutes of walk from the **largest** shopping mall in B.C. with over 450 stores & services. Situated beside Marlborough Park ensures unobstructed views for the future residences. Metrotown Skytrain Station is part of the Expo Line that cater patrons from Vancouver to Surrey & everywhere in between. Numerous large parks with abundance of leisure & recreational activities serves Metrotown residences making the place to be for enjoy a balanced & urban lifestyle.

NEARBY CURRENT NEW PRE-SALE DEVELOPMENTS

Green parcels denote developments currently in pre-sale stage.




Patterson
Station


CRYSTAL MALL
麗晶廣場

Station
Square



METROPOLIS
at metrotown


Metrotown
Station

大統華 T&T
Supermarket

MAPLE  GLADE

Sun
Towers
Maywood
Park


7 MINS
METROTOWN


10 MINS
SKYTRAIN


6 MINS
REACH
VANCOUVR

Polaris

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