

FOR SALE

5291

IMPERIAL STREET

BURNABY, BC

DOWNTOWN 🚗 30 MIN

METROTOWN 🚶 15 MIN 🚗 3 MIN

🚆 ROYAL OAK STATION












LOCATION AND OPPORTUNITY

5291 Imperial Street (the “Property”) is located mid-block on Imperial Street, between Royal Oak and MacPherson Avenues, on the north side of the street, bounded to the north by Lane Street, which provides fulsome rear ingress/egress. Surrounded by local businesses supporting the Royal Oak and Metrotown areas of Burnaby, quick access to Kingsway, and a short walk to Royal Oak Skytrain Station and numerous service and food amenities, the Property is ideally situated for local owner/operators, with substantial redevelopment value, particularly in assembly with neighbouring properties.

The City of Burnaby has since 2023, been in the process of updating it’s Official Community Plan, including the Royal Oak planning area (the “Plan”), within which the Property is situated. In response to the Transit Oriented Areas (TOA) legislation passed from the Provincial Government to Metro Vancouver municipalities, the Plan has further encompassed additional residential densification around transit hubs.

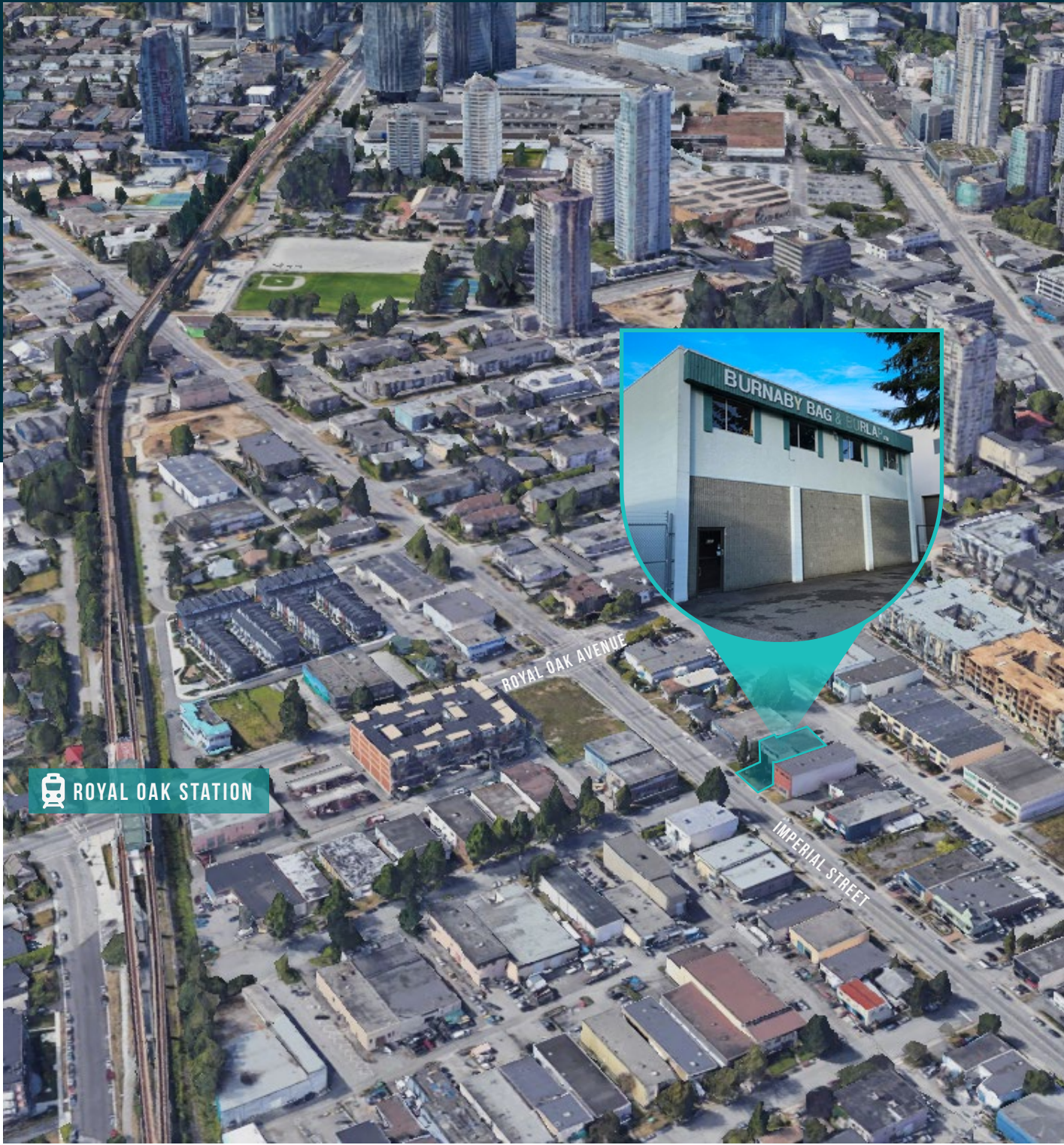
Specifically for 5291 Imperial, the new Plan (adopted March 2025), includes the TOA density/height increases – generally bounded by 200, 400 and 800m radii from the stations. 5291 is within 250 meters which allows for the potential on rezoning and redevelopment, to achieve up to 12 storeys of apartment or mixed use and choice of use at grade (and possibly up to 20 storeys if assembled properties to the west are included in a rezoning).

SALIENT DETAILS

	LEGAL DESCRIPTION	LOT 37, PLAN NWP720, PART E1/2, DISTRICT LOT 94, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC S 10' & PCLE (REF PL33213)
	PID	003-007-413
	BUILDING AREA	5,200 S.F.
	SITE AREA	9,365 S.F.
	YEAR CONSTRUCTED	1969
	ZONING	M4 – SPECIAL INDUSTRIAL DISTRICT
	OCP DESIGNATION	MID-RISE APARTMENT – 12 STOREYS (ROYAL OAK COMMUNITY PLAN - APPROVED MARCH 2025)
	TOA TIER	TIER 1 (5.0X FSR) OR 2 (4.0X FSR), DEPENDING ON THE LAND ASSEMBLY
	ASKING PRICE	CONTACT LISTING TEAM

BUILDING

5291 Imperial Street (the “Property”) is a 5,200 s.f. light industrial building with recent improvements to upstairs office areas, with grade loading at rear and parking in front and back areas of the property.





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