



# 4775 Hastings Street

Burnaby, BC

13,507-SF Mixed-Use Development Site in the Burnaby Heights neighbourhood





# Salient Facts

<b>Civic Address</b>	4775 Hastings Street, Burnaby
<b>PIDs</b>	001-445-308 and 001-445-316
<b>Location</b>	Located at the northwest corner of Hastings Street and Gamma Avenue in Burnaby.
<b>Site Area</b>	13,507 SF*
<b>Improvements</b>	The property is improved with a standalone building that is currently vacant. The building used to be occupied by Pizza Hut.
<b>Gross Taxes</b>	\$64,128.64
<b>Current Zoning</b>	<a href="#">C4A - Service Commercial District - Retail Sales of New Goods</a>
<b>OCP</b>	<a href="#">HEIGHTS – Medium Density Mixed Use</a>

## Offering Process

Perspective purchasers are invited to submit Offers to Purchase the Property through Colliers for consideration by the Vendor. After signing a Confidentiality Agreement (CA), qualified interested parties will be provided a Confidential Information Memorandum.

Offers will be considered based on an "As and when presented" basis.

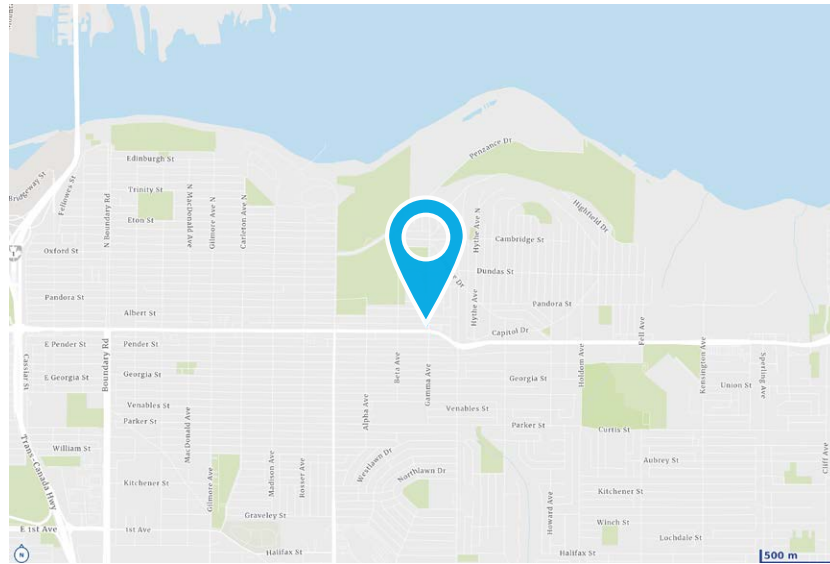
**Listing Price: \$7,500,000**

## Property Highlights

- Potential for condo or rental development.
- 13,507 SF site (~132 ft frontage x ~104 ft depth)\*.
- Prominent corner site ideally configured for residential above retail.
- Surrounded by an abundance of local amenities, including parks and schools, and just minutes from the countless retail amenities along Hastings Street.



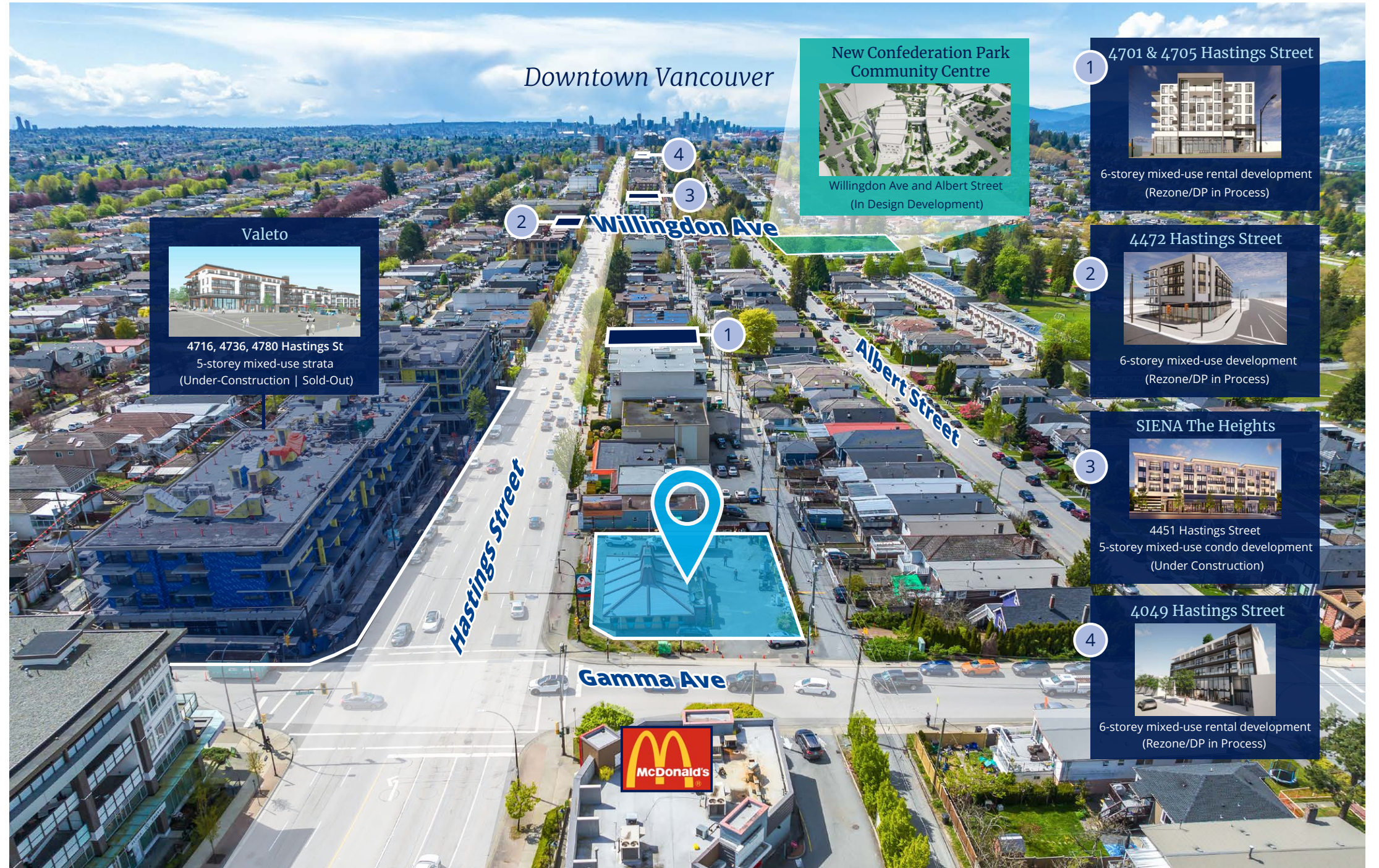
\*All measurements are estimate and should not be relied upon without independent verification.



# Property Location

The Property is located in Burnaby Heights, a vibrant commercial district and a culturally rich and diverse community. With over 330 retail shops and services, including beloved eateries, specialty grocery stores and more, Burnaby Heights is a great shopping destination and foodie paradise.

The Property is conveniently situated near several popular parks, such as Confederation Park, Burnaby Mountain Park, and Barnet Marine Park. Within walking distance, residents will find Confederation Park Elementary and the Confederation Community Centre. Additionally, the Property provides convenient access to Simon Fraser University and The Amazing Brentwood shopping center, both just a short 5-minute drive away. Downtown Vancouver is also easily accessible, with a 20-minute drive.



Within 5 KM radius



216,544 residents



\$150,447 average household income





Please contact the listing brokers for more details on this offering.

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