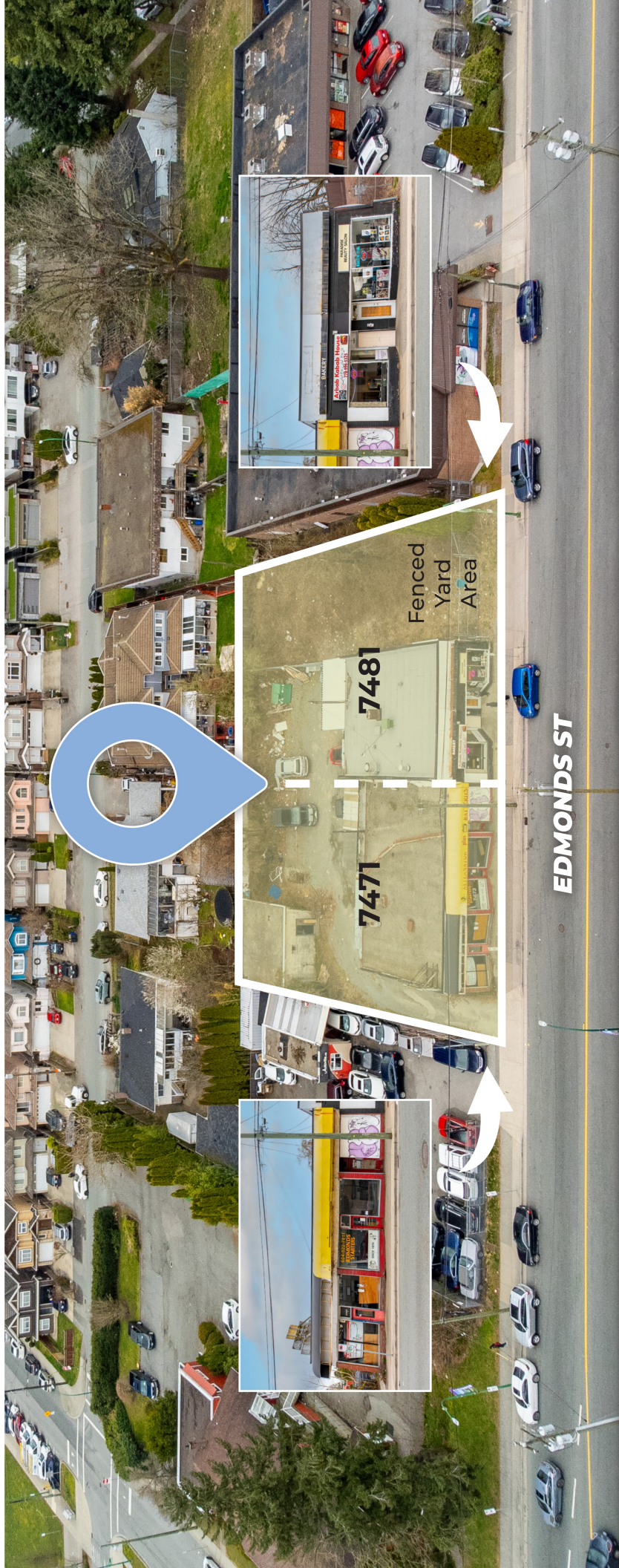


FOR SALE

7471 & 7481 EDMONDS ST

BURNABY, BC | OPTION TO BE PURCHASED INDIVIDUALLY



OWNER/OCCUPIER WITH FUTURE DEVELOPMENT/ASSEMBLY OPPORTUNITY

CONTACT

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CBRE

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EDMONDS, BURNABY

Edmonds, a vibrant transit-oriented neighbourhood in Burnaby's southeast quadrant, offers a perfect blend of convenience, community, and amenities. Centred around the Expo Line's Edmonds SkyTrain Station, this dynamic community is a sought-after destination for those who value urban living.

LOCATION

Strategically located between Kingsway and Canada Way, this property offers a prime redevelopment opportunity, with proximity to the Edmonds Community Centre and public transit access on Edmonds Street.

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OPPORTUNITY

To acquire two adjoining sites on Edmonds Street, totalling 14,904 SF. Alternatively, each site may be purchased separately for owner/occupier with holding income.

PERTINENT DETAILS

LEGAL DESCRIPTION

Lot 17 & 18, Plan NWP14464, District Lot 30, Group 1, New Westminster Land District
PID 009-984-313 & 009-984-330

LOT SIZE

7471 Edmonds Street	7,432 SF
7481 Edmonds Street	7,472 SF
Total	14,904 SF

EXISTING BUILDING AREA

7471 Edmonds Street	2,100 SF
7481 Edmonds Street	1,630 SF
Total	3,730 SF

CURRENT ZONING

C4 Service Commercial District

PRICE

7471 Edmonds Street	\$2,250,000
7481 Edmonds Street	\$2,250,000

MAXIMUM FLOOR SPACE RATIO

3.0 FSR Under Draft Area Plan

POTENTIAL GROSS BUILDABLE AREA

Up to 44,712 SF (estimated)

PROPOSED BUILT FORM

6 - 8 Storey Mixed Use Development

PROPOSED REZONING

6 - 8 Storey Under Edmonds Town Centre Community Plan (Draft)

TENANCY

7471 Edmonds Street - Vacant
7481 Edmonds Street - Arbab Kabab House & Paradise Beauty Salon

Contact Listing Brokers for Tenancy Schedule

PROPERTY TAXES (2024)

7471 Edmonds Street	\$21,429.98
7481 Edmonds Street	\$21,439.29
Total	\$42,869.27

FOR MORE INFORMATION CONTACT

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