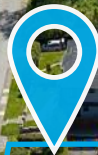




Metrotown



Moscrop Street

*For Sale*

# Burnaby Multiplex Lot

4394 Moscrop Street, Burnaby, B.C

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Accelerating success.



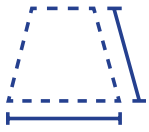


# Opportunity



## Highlights

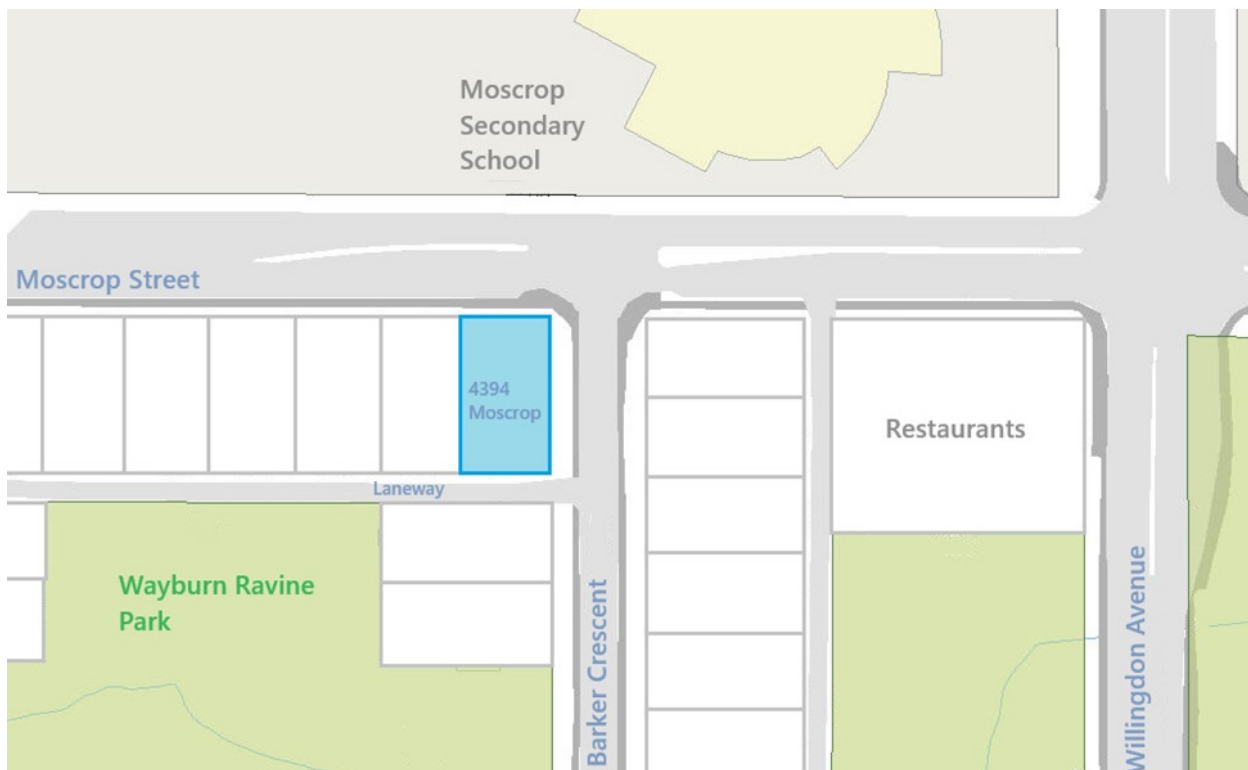
- Multiplex development opportunity on corner lot in Burnaby
- 6,883 SF lot (62.5 ft total frontage x 110 ft depth)
- Ideal lot configuration with dual frontage and rear laneway allowing flexibility on unit layout
- Potential for up to 6 strata units under anticipated R1 SSMUH zoning
- Capitalize on strong demand for ground oriented units in Burnaby
- Fantastic location directly across from Moscrop Secondary, and walking distance to restaurants at Willingdon, BCIT, Metrotown and Deer Lake Park
- **Asking price: \$2,850,000**



# Property Overview

Municipal Address	4394 Moscrop Street, Burnaby, BC
PID	010-016-171
Location	Located on the South side of Moscrop Street at the corner of Barker Crescent <i>(One block West of Willingdon, 125 metres from frequent bus service)</i>
Lot Area	6,883 SF
Dimensions	62.5 ft frontage on Moscrop 110 ft frontage on Barker Crescent/lot depth
Improvements	The property is improved with a single-family home built in 1955
Current Zoning	R2 Residential
Anticipated Zoning	R1 SSMUH (multiplex residential) (see following page)

## Site Plan





# Zoning

The City of Burnaby is in advanced stages of updating all single family and duplex zones to a new zone 'R1 SSMUH' allow for multiplexes, or rowhouses.

	Dwelling Type			
	Rowhouse	Small-Scale Multi-Unit		
Permitted Dwelling Units (including secondary suites)	1 to 3 Units	1 to 3 Units	4 Units	5 to 6 Units Within Frequent Transit Network Area
Minimum Lot Area	-	-	281 m <sup>2</sup>	281 m <sup>2</sup>
Maximum Lot Area <sup>-1</sup>	280 m <sup>2</sup>	-	-	-
Maximum Lot Coverage				
All Buildings	55%	40%	45%	50%
Impervious Surfaces		70%		
Maximum Height				
Principal Building		12.0 m   4 storeys		
Accessory Buildings		4.0 m   1 storey		
Minimum Lot Line Setbacks for All Buildings <sup>-2,3</sup>				
Street Yard		3.0 m		
Rear Yard without Lane		3.0 m, except 1.2 m for accessory buildings		
Rear or Side Yard with Lane		1.2 m		
Interior Side Yard	0.0 m, except 1.2 m for end unit lots	1.2 m	1.2 m	1.2 m
Minimum Separation of Buildings on the Same Lot <sup>-4,5</sup>				
Between Front Principals	-	2.4 m	2.4 m	2.4 m
Between Rear Principals	-	2.4 m	2.4 m	2.4 m
Between Front & Rear Principals		6.0 m		
Between All Other Buildings		2.4 m		

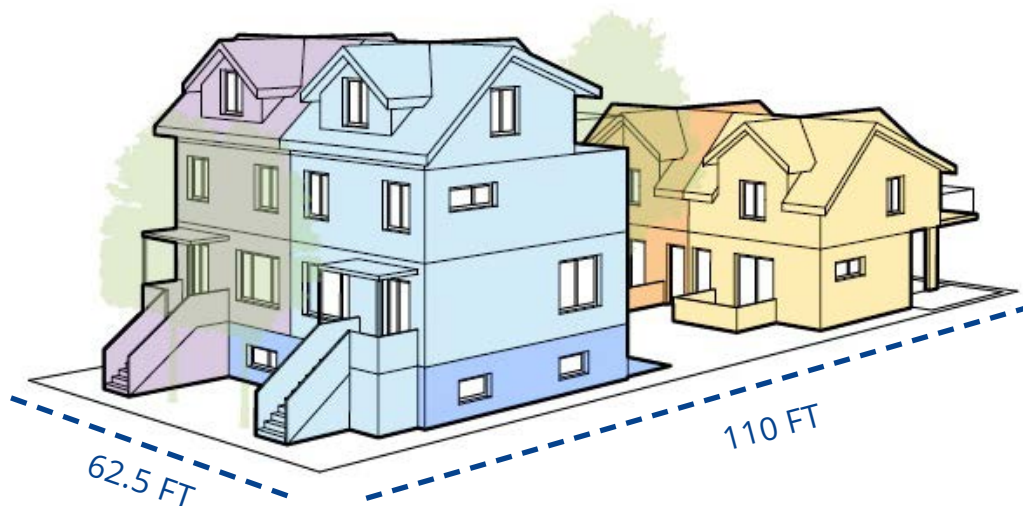
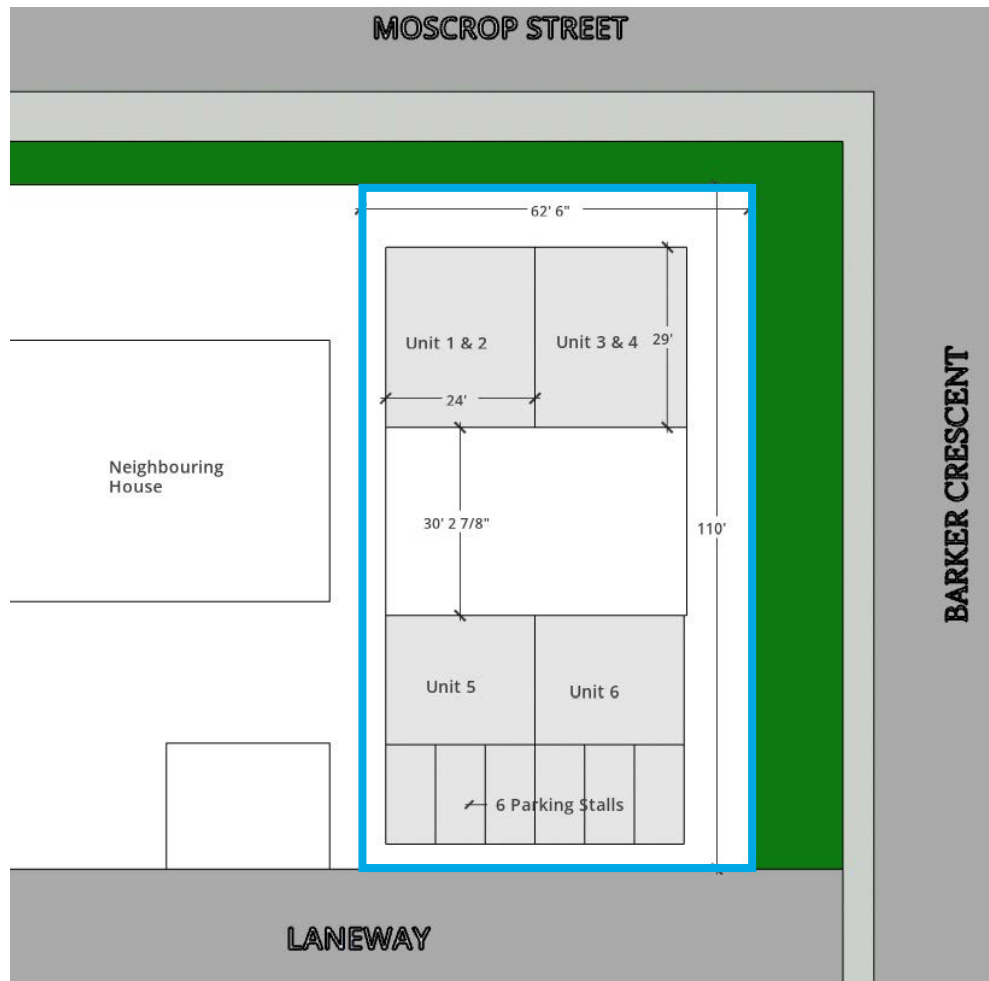
6 unit multiplex examples





# Development Potential

Potential scenario/ 6 unit multiplex







# Development Potential

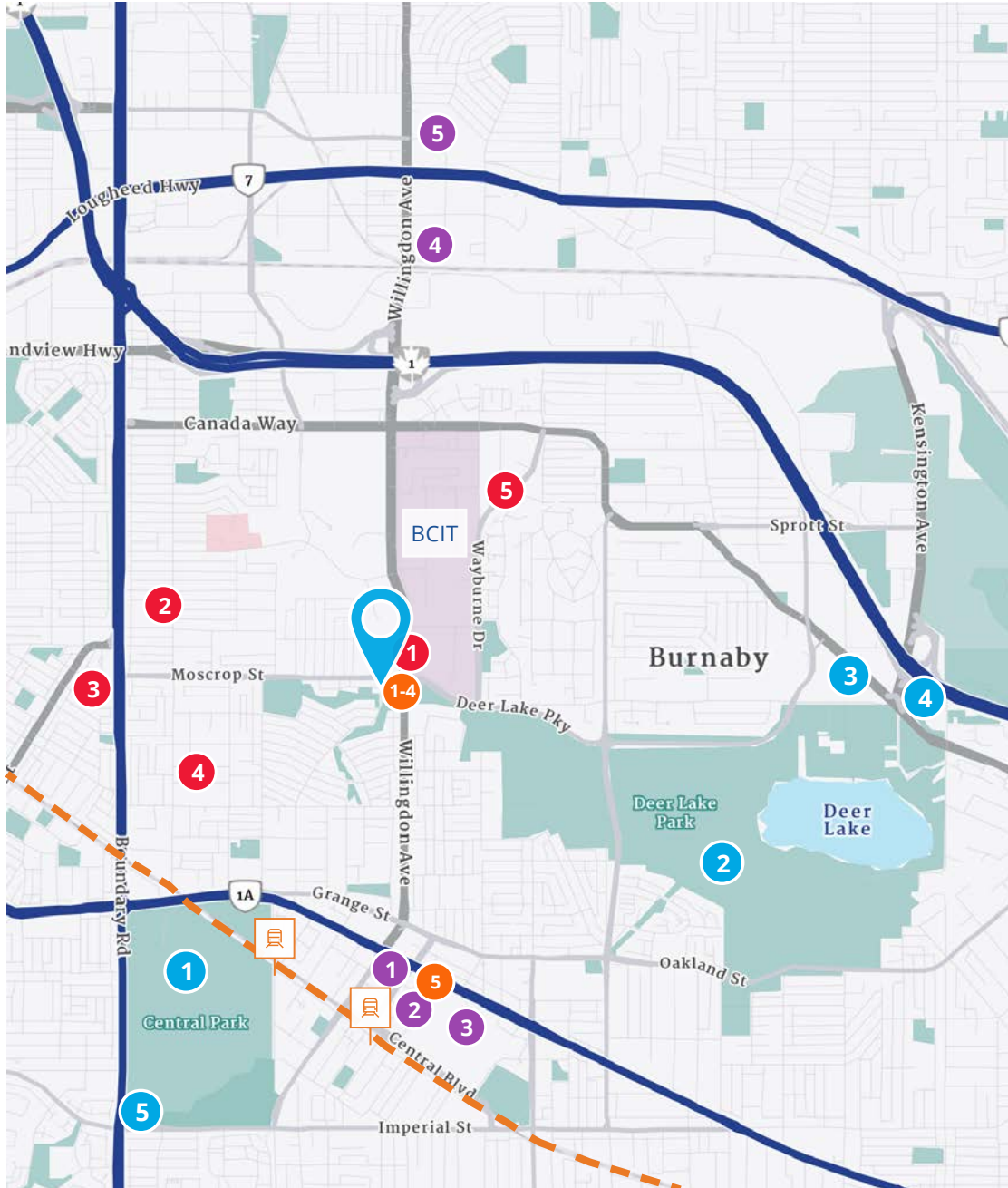
## Potential Scenario 2 – Fee Simple Rowhouses

- Three fee-simple rowhouses with rear parking garage
- 2,300 SF lots
- 2,500 SF units with lock off basement suites





# Location Map



## Restaurants

1. Royal Paan
2. Subway
3. Sushi & Japanese Restaurant
4. No. 1 Beef Noodle
5. Earls Kitchen & Bar

## Shopping

1. The Crystal Mall
2. Station Square Metrotown
3. Metropolis at Metrotown
4. Costco
5. The Amazing Brentwood

## Schools

1. Moscrop Secondary School
2. Cascade Heights Elementary
3. Graham D Bruce Elementary
4. Ecole Inman Elementary School
5. British Columbia Institute of Technology

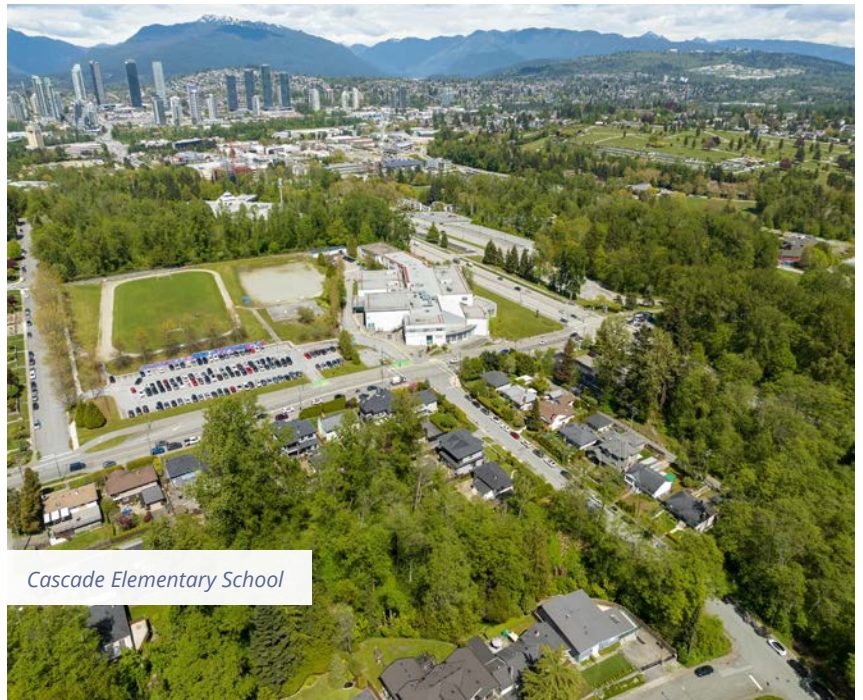
## Attractions

- 1 Central Park
2. Deer Lake
3. Shadbolt Centre for the arts
4. Burnaby Village Museum
5. Pitch and Putt

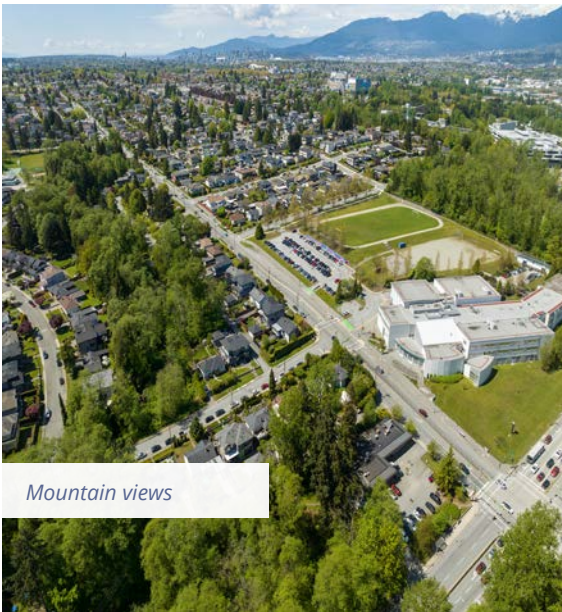




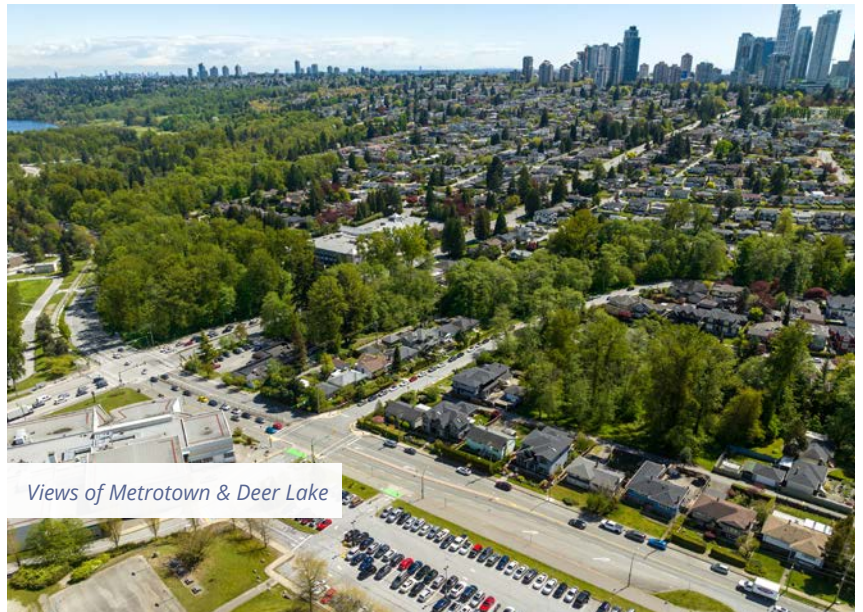
Corner site



Cascade Elementary School



Mountain views



Views of Metrotown & Deer Lake



Views of Burnaby

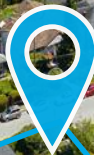


Frontage along Moscrop Street





Deer Lake



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