

Colliers

Metrotown



Moscrop Street

For Sale

Burnaby Multiplex Lot

4394 Moscrop Street, Burnaby, B.C



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Accelerating success.



Opportunity



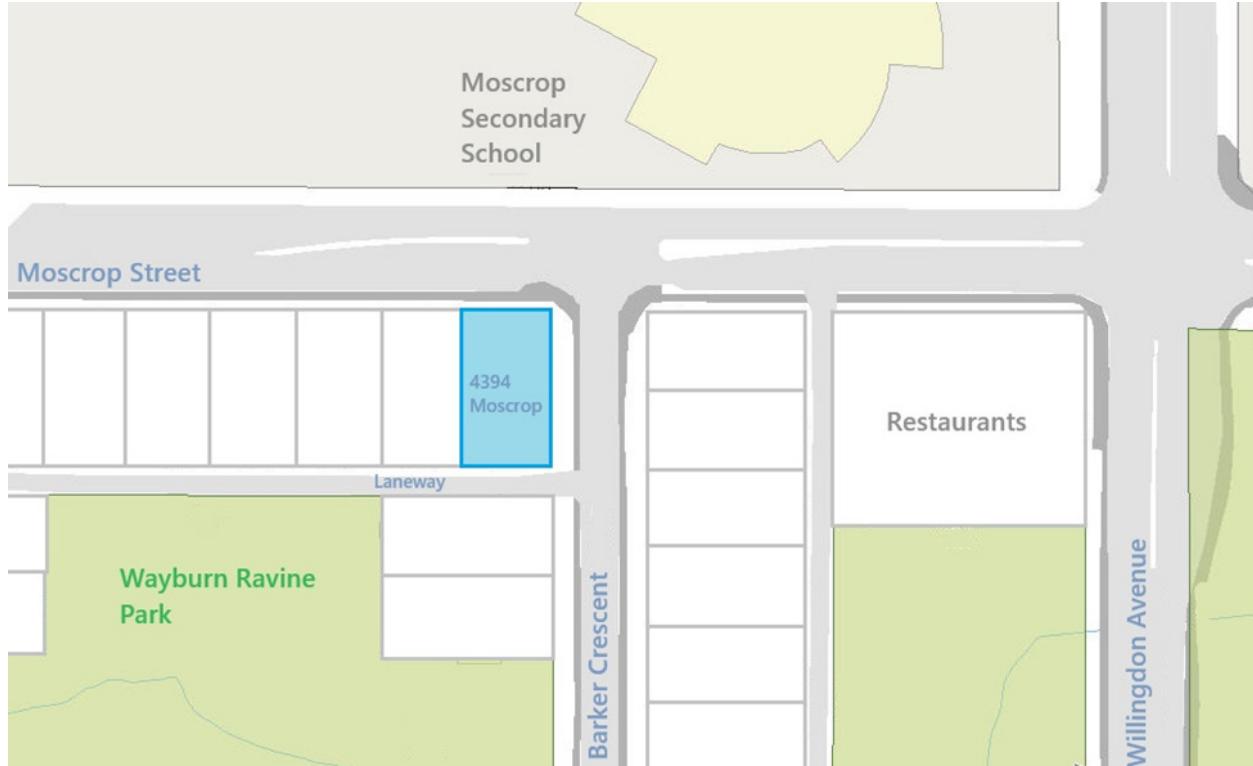
Highlights

- 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 ²	281 m ²
Maximum Lot Area ¹	280 m ²	-	-	-
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 ^{2,3}				
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 ^{4,5}				
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		

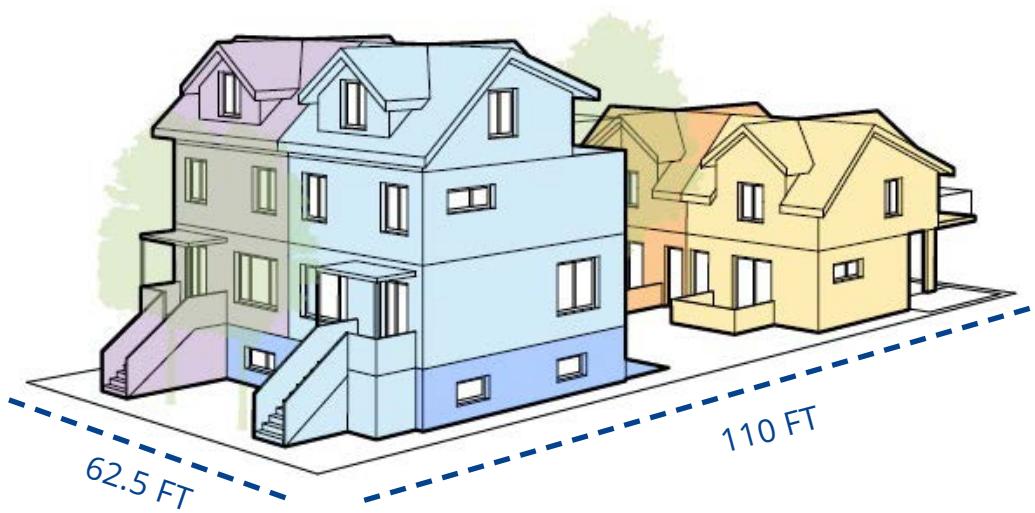
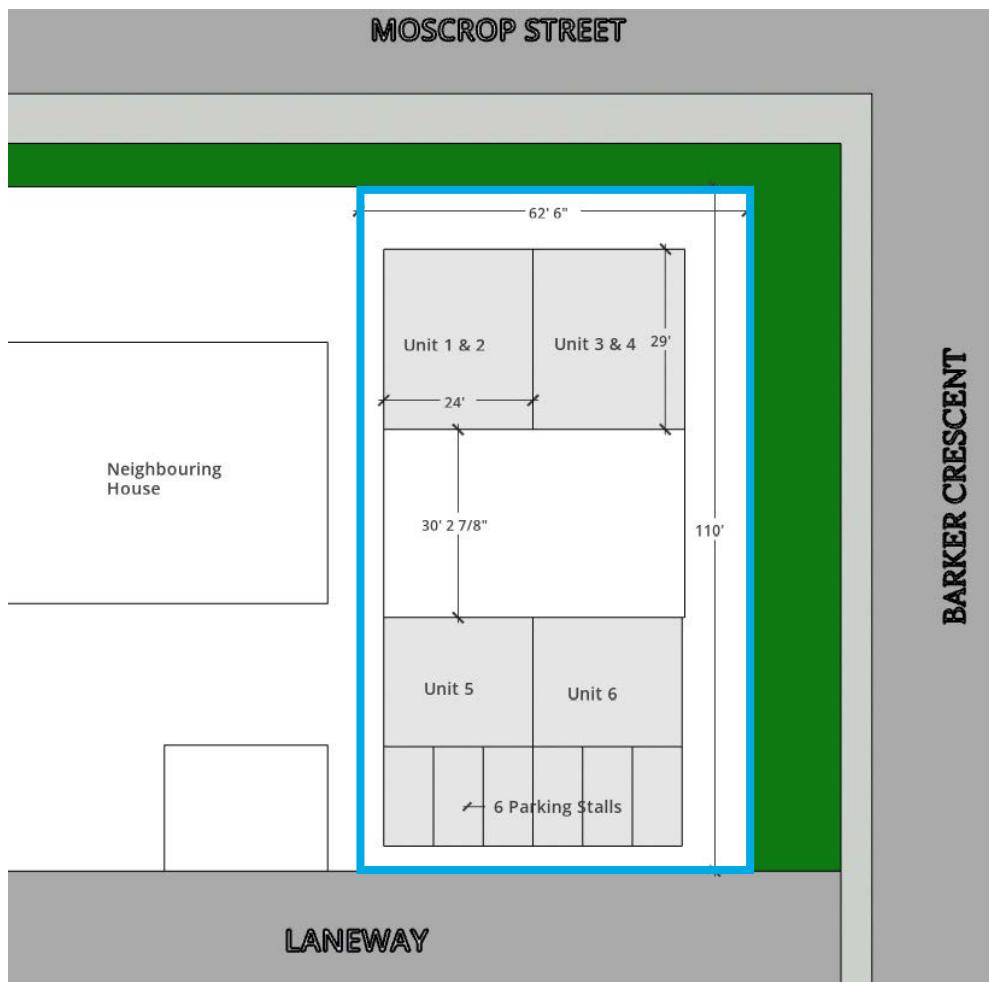
6 unit multiplex examples





Development Potential

Potential scenario/ 6 unit multiplex





Development Potential

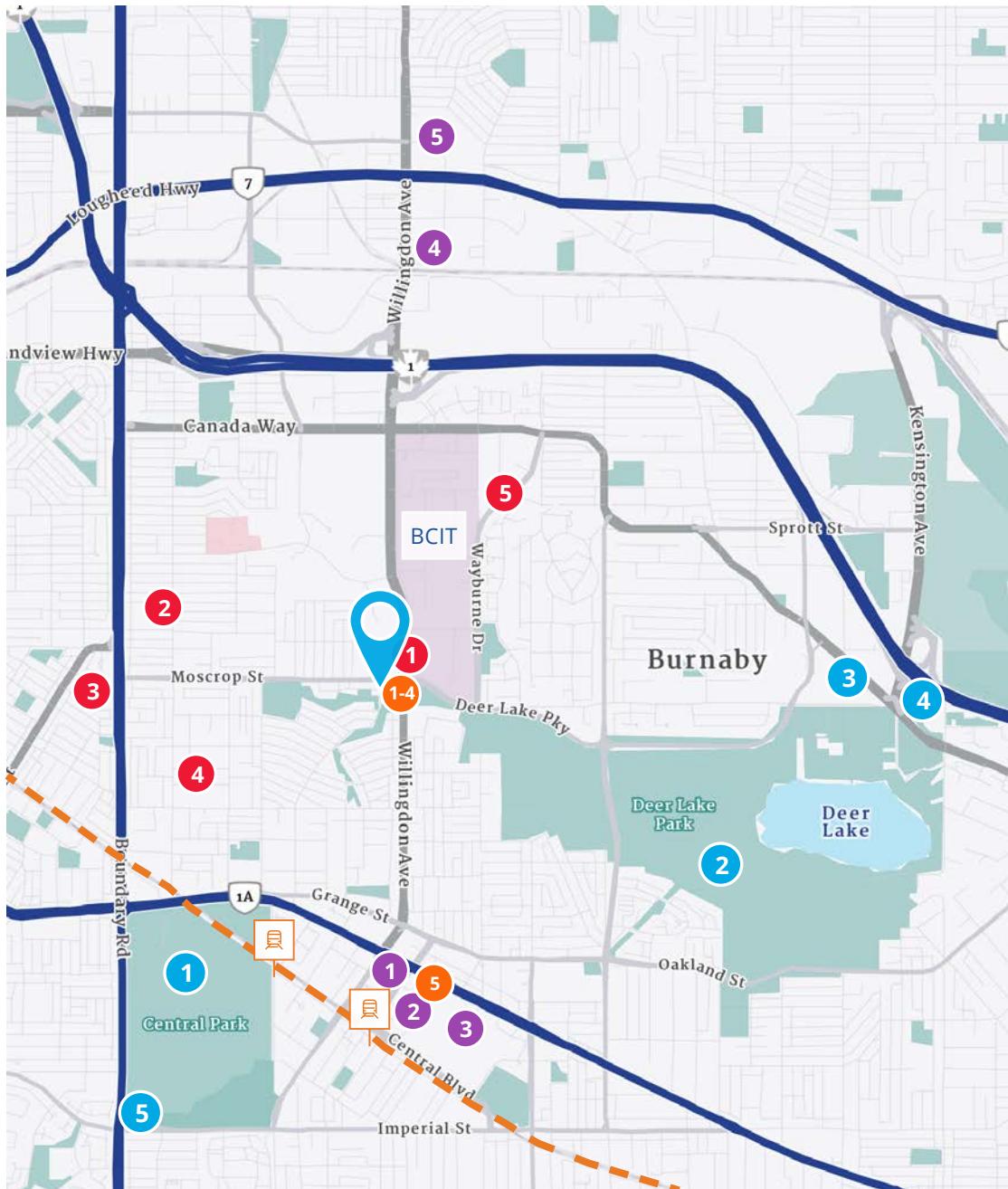
Potential Scenario 2 - Fee Simple Rowhouses

- 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

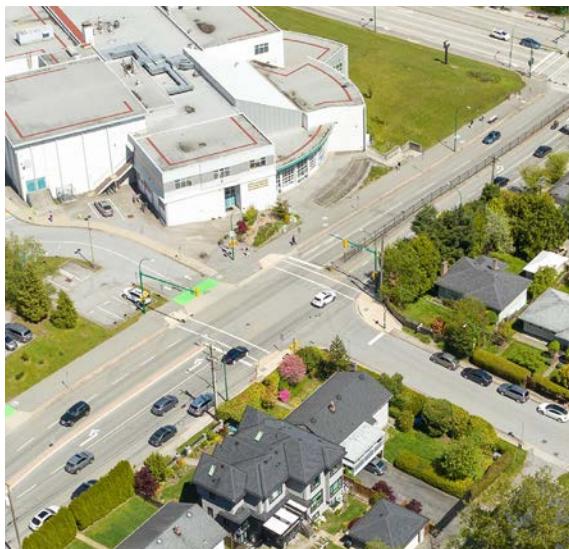
1. The Crystal Mall
2. Station Square Metrotown
3. Metropolis at Metrotown
4. Costco
5. The Amazing Brentwood

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 Burnaby

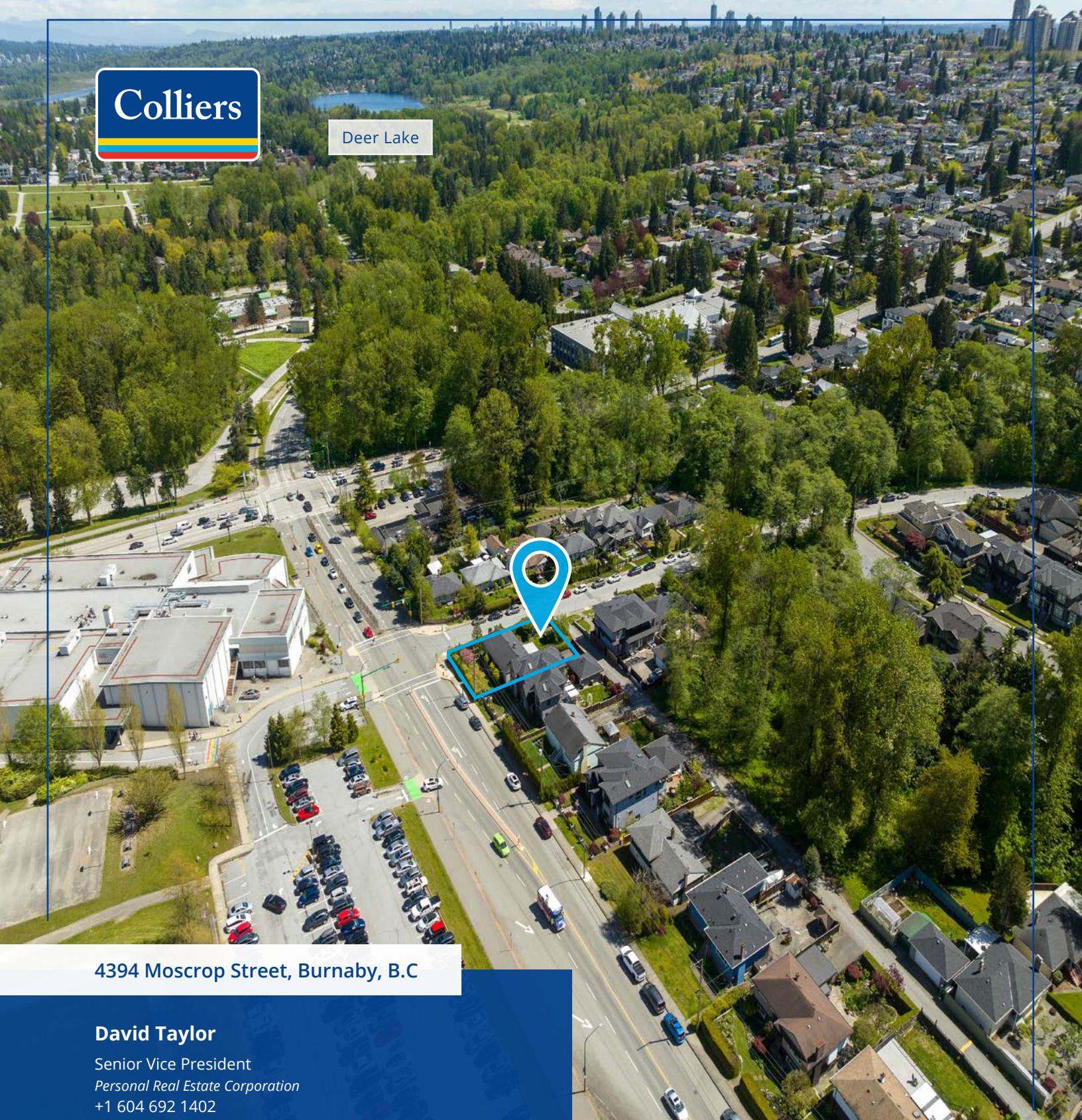


Frontage along Moscrop Street



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Deer Lake



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