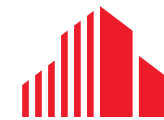


FOR SALE

**5270 IMPERIAL STREET
BURNABY, BC**



**CUSHMAN &
WAKEFIELD**

**4,605 SF FREESTANDING INDUSTRIAL BUILDING
INVESTOR OR OWNER-USER OPPORTUNITY
EXCELLENT DEVELOPMENT POTENTIAL**



**8,050 SF SITE WITH MIDRISE RESIDENTIAL
DEVELOPMENT CAPACITY OF UP TO 20 STOREYS**

**TRANSIT ORIENTED DEVELOPMENT SITE
WITHIN 200 METERS OF ROYAL OAK SKYTRAIN STATION**

POSSIBLE ASSEMBLY WITH ADJACENT 8,050 SF PROPERTY TO THE EAST

THE OFFERING

Cushman & Wakefield ULC (“C&W”) is pleased to present the opportunity to acquire a freehold interest in 5270 Imperial Street, Burnaby, BC (the “Property”). The rectangular-shaped 8,050-SF property is improved with a free-standing single storey plus mezzanine, single-tenant, industrial building with approximately 4,605 SF of leasable warehouse, showroom, and office area. The building has the flexibility to be split in half with two electrical and natural gas metres, and separate entrances. There is a lease in place until March 31, 2027, with two (2) 3-year options to renew. Lease termination is possible with 12 months written notice to the tenant at anytime during any of the renewal periods.

THE BUILDING

The single-story concrete block building is approximately 4,603 SF and is occupied by Wheat Cluster Bakery Corp. which is a wholesale and retail pita bread bakery and offers a wide variety of baked goods.

They have made a large financial commitment to the building installing a state-of-the-art pita bread baking system along with mixers and packaging equipment. The building is very well maintained and features concrete block construction, metal roof deck, steel Wilson joists and steel columns. The interior space offers an open plan warehouse with one column and is improved with showroom area, private offices, and 2 washrooms on the main level and 2 washrooms on the mezzanine office level. Serviced at the front by two (2) entrance doors and at the rear two (2) grade level loading doors facing the rear loading and parking area. The showroom and office areas are heated via electrical baseboards and the warehouse heating is gas fired forced air. The electrical is 400-amp, 120/208 3 phase.

PROPERTY HIGHLIGHTS

- Suitable for industrial, office, showroom, and retail users alike
- Transit Oriented Development site within 200 meters of the Royal Oak Skytrain station
- Central Royal Oak neighbourhood location with easy access to multiple markets
- Active, Amenity rich and growing commercial and residential base in the area
- Direct front exposure onto Imperial Street and rear lane access

DEVELOPMENT POTENTIAL

The Burnaby's M4 Special Industrial District Zone allows for light industrial activities under conditions that are designed to minimize conflict with existing residential uses in areas of mixed development, to include but not limited to repair shops, food products, wood, metal and paper products, transportation equipment and printing services.

LAND USE PLAN (2024 PROPOSAL)*

Mid-Rise Apartment 2 (20 Storeys)

Mid-rise residential apartment form, with ground-oriented residential/commercial.

**Final plan will be out in early 2025.*

DISTRICT OF BURNABY'S LAND USE PLAN



FOR SALE

5270 Imperial Street
Burnaby, BC



LOCATION

The subject property is located in the central Kingsway and Beresford Industrial area of Burnaby, one-half block east of the Royal Oak and Imperial Street intersection, on Imperial Street. The building offers excellent access to all areas of the Lower Mainland, due to Burnaby's central location. Kingsway (99A), a major transit way, is located just north of the subject site, provides access to surrounding communities such as New Westminster, Surrey, and Vancouver. The Royal Oak SkyTrain station and transit are within walking distance.



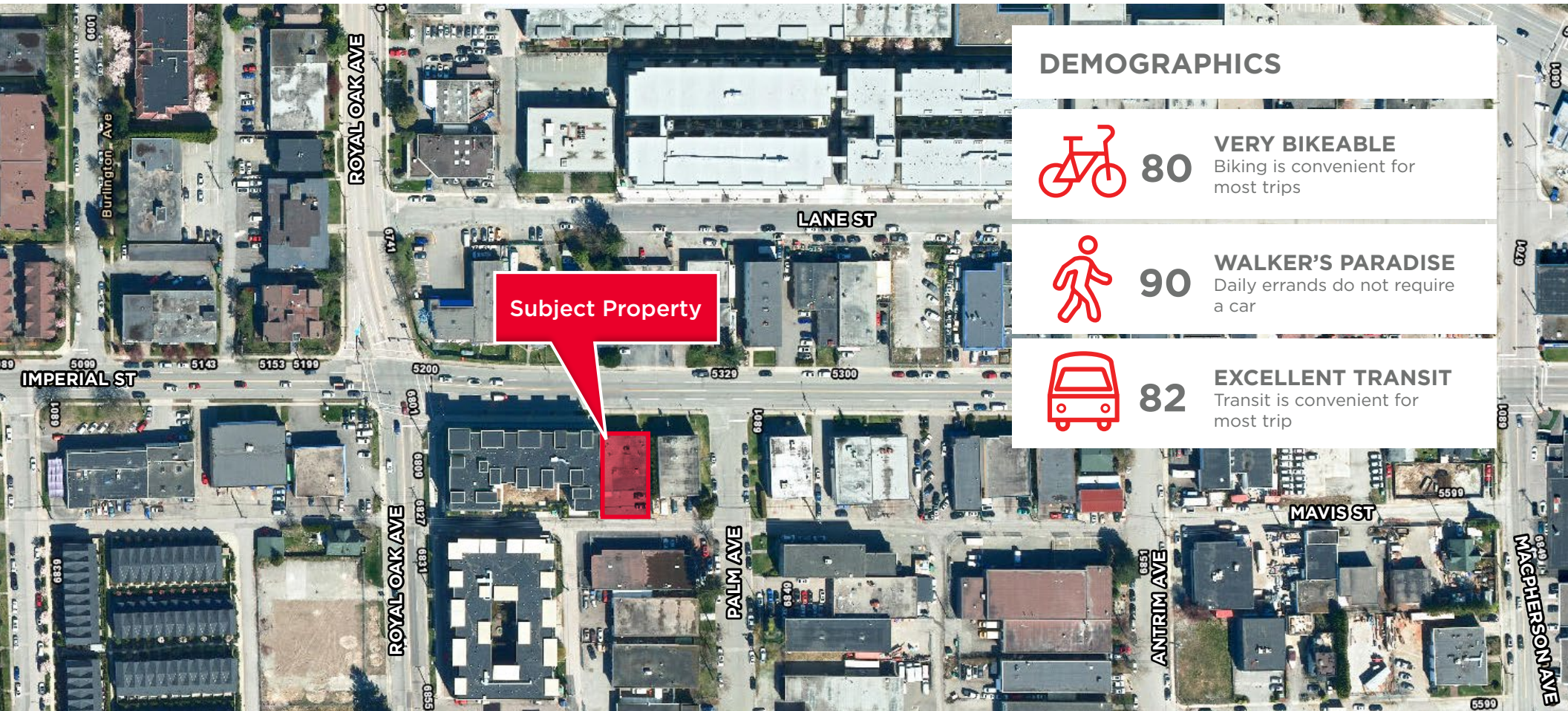
SALIENT DETAILS

MUNICIPAL ADDRESS:	5270 Imperial Street, Burnaby
PID:	012-450-201
LEGAL DESCRIPTION:	Lot: 4 Block: 4&5 District Lot: 98 Plan: NWP2066
YEAR BUILT:	1997
BUILDING SIZE:	2,837 SF - Ground Floor Warehouse 630 SF - Ground Floor Showroom 1,138 SF - Second Floor Office 4,605 SF - Total Area
SITE SIZE (width x depth):	8,050 SF (66' x 122') 747.86 m2 (20.16 m x 37.10 m)
ZONING:	M4: Special Industrial District
LAND USE PLAN:	Mid-Rise Apartment 2 (up to 20 Storeys) Mid-rise residential apartment form, with ground-oriented residential/commercial.
PROPERTY TAXES (2024):	\$34,136
TENANCY:	Wheat Cluster Bakery Corp.
TENANT TERM:	Five (5) years, expiring March 31, 2027 (Landlord has option to terminate the lease)
NET OPERATING INCOME:	April 1, 2025 to March 31, 2026: \$101,310 per annum April 1, 2026 to March 31, 2027: \$105,915 per annum
OWNERSHIP STATUS/ FINANCING:	Treat as clear title
ASKING PRICE:	\$3,600,000

*Interior layout not exactly as built.

FOR SALE

5270 Imperial Street
Burnaby, BC



DEMOGRAPHICS



80

VERY BIKEABLE

Biking is convenient for most trips



90

WALKER'S PARADISE

Daily errands do not require a car



82

EXCELLENT TRANSIT

Transit is convenient for most trip

FOR MORE INFORMATION, PLEASE CONTACT:

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