

# FOR SALE

7460 Edmonds Street, Burnaby



**Cody Davis**

PERSONAL REAL ESTATE CORPORATION

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## SUMMARY

Welcome to 7460 Edmonds, a ~7000 sqft building on ~15,000 sqft of land which was substantially renovated in 2002. Currently on the Edmonds OCP as medium mix use up to 6 stories. COB is working on amending the OCP of the block to High Density. Currently tenanted till Summer 2026. Building could be demised into 3 areas and consists of office space, retail and warehouse.

Building is perfect for an owner operator, investor or developer as there is a potential land assembly with neighbours. Call listing agent for more details. Zoned C4 which allows lots of uses. [https://luccamarketing.ca/open/?](https://luccamarketing.ca/open/?a=coda120)

[a=coda120](https://luccamarketing.ca/open/?a=coda120)

Tommy Douglas Public Library



Edmonds Community Centre



High Gate Village



## PROPERTY DETAILS

### CIVIC ADDRESS:

7460 EDMONDS ST

### LEGAL DESCRIPTION:

LOT A BLOCK 35 DISTRICT  
LOT 30 GROUP 1 NEW  
WESTMINSTER DISTRICT  
PLAN 3036

### PID:

002-485-991

### ZONING:

C4

### LEASE DETAILS

- 1 TENANT
- ~7000 SQFT
- POTENTIAL TO DEMISE INTO 4 SPACES

### LOT SIZE:

.34 ACRES OR  
14,932.21 SQFT

### BUILDABLE SQFT:

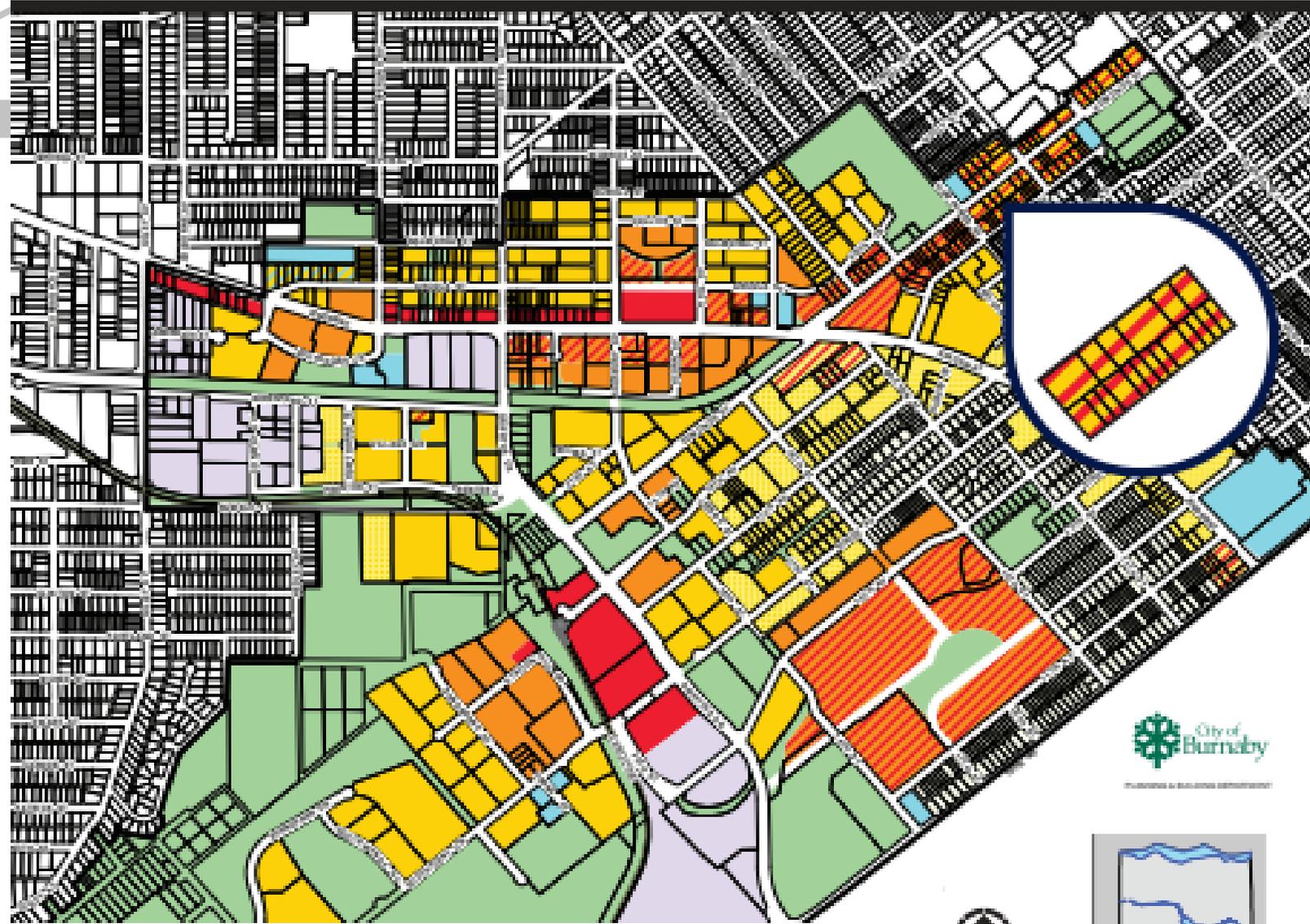
4.45 FSR+

### ASKING PRICE:

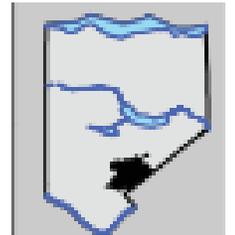
\$6,200,000



# MEDIUM DENSITY MIXED USE



PLANNING & DEVELOPMENT DEPARTMENT



## General Land Use Designation Key

- |  |  |
|--|--|
| Single and Two Family Residential          | Low or Medium Density Multiple Family Res:   |
| Medium Density Multiple Family Residential | Commercial                                   |
| High Density Multiple Family Residential   | Institutional                                |
| High Density Mixed Use                     | Industrial                                   |
| Medium Density Mixed Use                   | Park and Public Use/Public School            |
| Low/Medium Density Mixed Use               | Institutional and Medium Density Residential |



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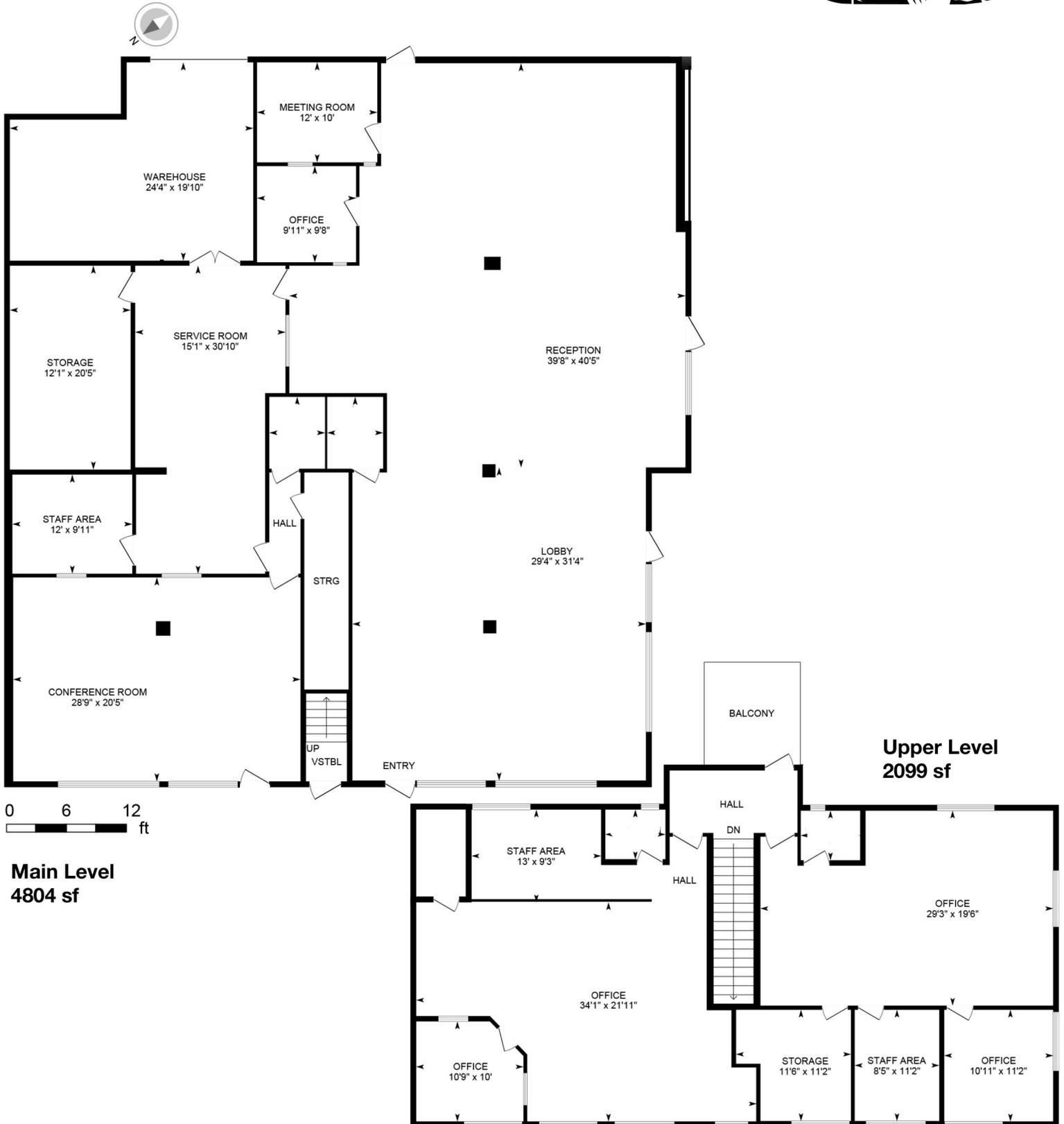
# CENTRAL LOCATION IN GREATER VANCOUVER



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7460 Edmonds St. Burnaby, BC  
 Total Area 6903 sf



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ate and are to be used for advertising purposes only. Not suitable for construction or architectural use.  
 are footage calculated using ANSI Z765 method. June 2024.