

INVESTMENT OPPORTUNITY

10-UNIT APARTMENT WITH STEADY CASH FLOW &
POTENTIAL FOR FUTURE DEVELOPMENT

6832 ARCOLA ST,
BURNABY, BC



FOR SALE

\$3,800,000



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SALIENT FACTS

Price **\$3,800,000**

Property type **Apartment Building**

Units **10**

Storeys **2 + Basement**

Year built **1958**

Zoning **RM3**

Parking **10 Surface Stalls**

PID **002-967-391**

Gross Tax **\$7,893 (2022)**

Lot Size **9,000 SF (75' x 120')**



THE OVERVIEW

Introducing an investment opportunity in the Burnaby's desirable Highgate neighbourhood – a well-maintained 2-storey plus basement, 10-unit apartment building. Situated on a 9000 SF lot (75' x 120'). This property is surrounded by conveniences, making it highly attractive for tenants and future development prospects. The building's excellent condition and responsible tenants ensure a consistent cash flow. Also, with its good holding potential, this property presents a valuable long-term investment opportunity for mid-rise development in the future. Take advantage of the potential for both immediate cash flow and future growth.



LOCATION

Nestled in the heart of Highgate, just one block north of Kingsway. Enjoy unparalleled convenience with Highgate Mall Shopping Centre, a wide selection of restaurants, transit options, and various retail and community amenities within a 2-block radius.

Experience the best of Burnaby as you find yourself surrounded by major destinations such as Metrotown Mall, Crystal Mall, Central Park, Deer Lake Park, Brentwood Mall, BCIT and Riverway Golf Course.

Commute with ease to Vancouver, Burnaby, and New Westminister from this central location. Enjoy the added convenience of the Edmonds Skytrain Station, located just a short 10-minute walk away.

