

FOR SALE

5291

IMPERIAL ST, BURNABY

MIXED-USE DEVELOPMENT SITE

METROTOWN



ROYAL  
OAK



## OPPORTUNITY

To acquire a high exposure mixed-use redevelopment property.

## REDEVELOPMENT POTENTIAL

The surrounding area has been designated as an Urban Village, as outlined by the Royal Oak OCP. Urban Villages are designed to accommodate multi-family developments, with convenient access to public transportation, commercial facilities and services.

Based on a 9,288 SF site at a 2.2 FSR (Floor Space Ratio), the total buildable is 20,434 SF with a maximum height of 4 storeys.

HQ

Commercial

HQ Real Estate Services  
320-1385 West 8th Ave.

t 604 899 1122  
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**Sam Emam\***

MULTI-FAMILY INVESTMENTS  
AND DEVELOPMENT SITES

\*Personal Real Estate Corporation

604 420 4205

sam@hqcommercial.ca

## LOCATION

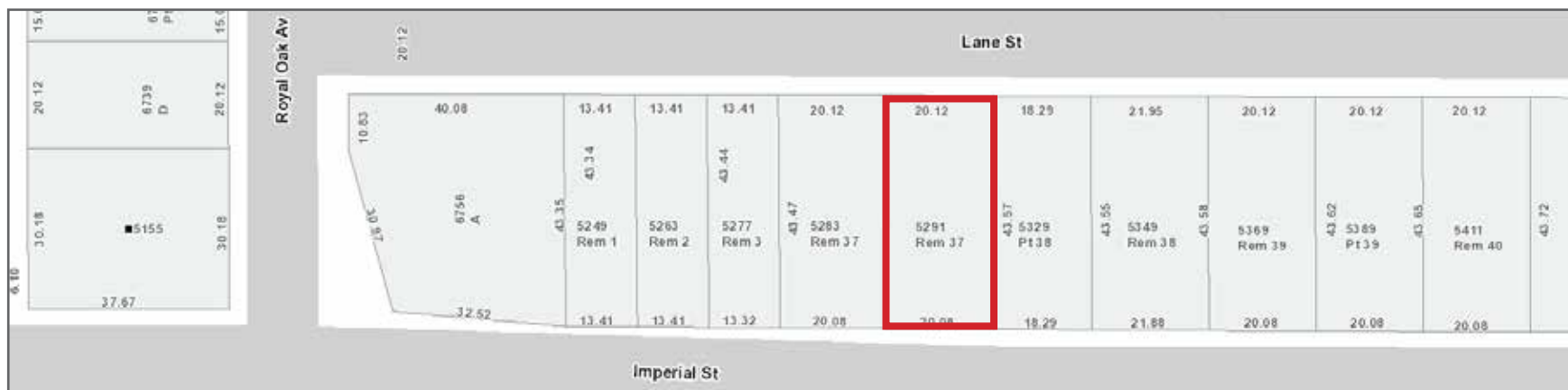
The property is strategically located on Imperial Street, half a block east of Royal Oak Avenue. Restaurants, retail stores, parks, and Bonsor Recreation Complex are all just minutes away, and nearby Skytrain provides convenient access to areas in and throughout the Lower Mainland.

## PROPERTY HIGHLIGHTS

- 5,200 SF warehouse and office building
- 15' ceiling height clearance
- 3 minute walk to Royal Oak Skytrain Station
- 9 minutes walk to Metrotown Shopping Centre

## PROPERTY SUMMARY

<b>Building Size</b>	<b>Office</b>	1,000 SF
	<b>Warehouse</b>	4,200 SF
	<b>Total</b>	5,200 SF
<b>Lot Size</b>	Approx. 65.8' x 143' (9,409 SF/0.216 acres)	
<b>Zoning</b>	M4	
<b>PID</b>	003-007-413	
<b>Legal Description</b>	Lot 37 Plan NWP720 Part1 E District Lot 94 Land District 1 Land District 36 EXC S 10' & PCL'E'(REF PL33213)	
<b>Property Tax (2016)</b>	\$22,689.51	
<b>Price</b>	\$3,200,000	



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