

FOR SALE

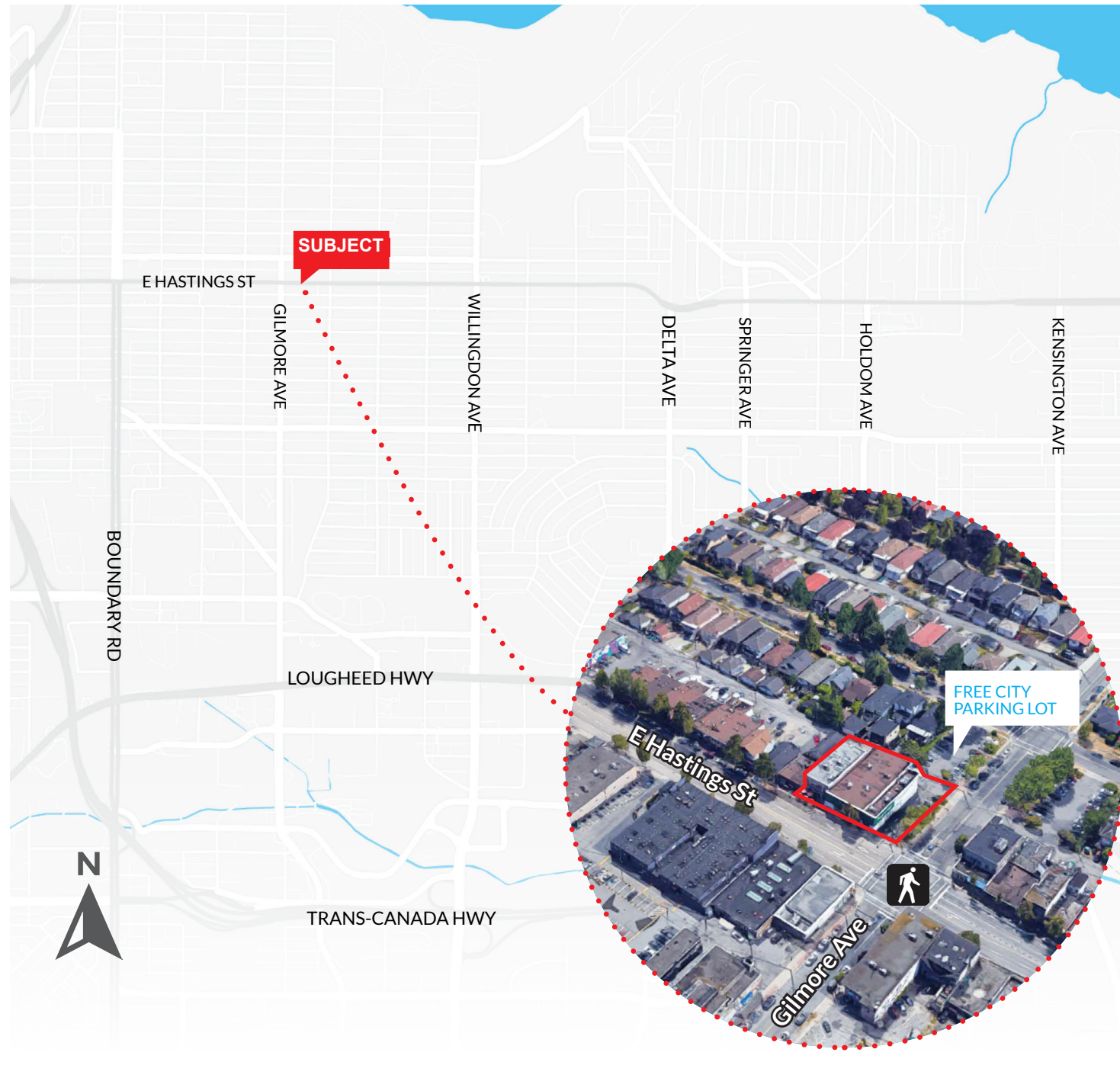
PRIME CORNER INVESTMENT

4106 - 4114 HASTINGS STREET,
BURNABY



OPPORTUNITY

Acquire a long-term tenanted investment with Sungiven Foods & Peak Pies in a high profile prime corner location. The Property is comprised of two buildings with a combined site size of 13,576 SF that is centrally located with excellent exposure to high vehicular and pedestrian traffic. There is on-site parking with ample of free city parking in the area.



LOCATION

The properties are located on the Southeast corner of Hastings and Gilmore with a high level of connectivity with links to Tri-Cities, Burnaby, Vancouver/Downtown and the North Shore. The properties are a few minutes walk to major tenants along Hastings such as Chad Thai, Fortuna Bakery, Dollar Tree, Angry Otter Liquor Store, Starbucks, UPS, G&H Market Place, G&F Financial Group, HellCrust Pizza, Dairyqueen and so much more. This location offers excellent exposure within a high traffic area suitable for all types of retail/commercial businesses making it an excellent long term investment.



SUNGIVEN FOODS LOADING



PEAK PIES LOADING






SUMMARY

CIVIC ADDRESS	4106 HASTINGS STREET
TENANT	SUNGIVEN FOODS
PID	002-615-622 / 002-615-631 / 002-615-657
ZONING	C8
LEGAL DESCRIPTION	LOT 2, BLOCK 9, PLAN NWP1054, DISTRICT LOT 121, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC N 20' (BYLAW PL 29018)
LAND SIZE	10,132 SF APPROX.
NET LEASABLE AREA	6,500 SF APPROX.
TAXES (2021)	\$61,843.49

CIVIC ADDRESS	4114 HASTINGS STREET
TENANT	PEAKED PIES
PID	009-844-236
ZONING	C8
LEGAL DESCRIPTION	LOT A, PLAN NWP13633, DISTRICT LOT 121, GROUP 1, NEW WESTMINSTER LAND DISTRICT
LAND SIZE	3,444 SF APPROX.
NET LEASABLE AREA	2,505 SF APPROX.
TAXES (2021)	\$26,257.47
SALE PRICE	CONTACT AGENT

Full package upon signing NDA

 Commercial	Nhi Denis* 604 351 8089 nhi@icivancouver.com	HQ Commercial 1330 Granville Street Vancouver BC V6Z 1M7	O. 604 899 1122 F. 604 628 3788 hqcommercial.ca
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* Personal Real Estate Corporation
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