

FOR SALE

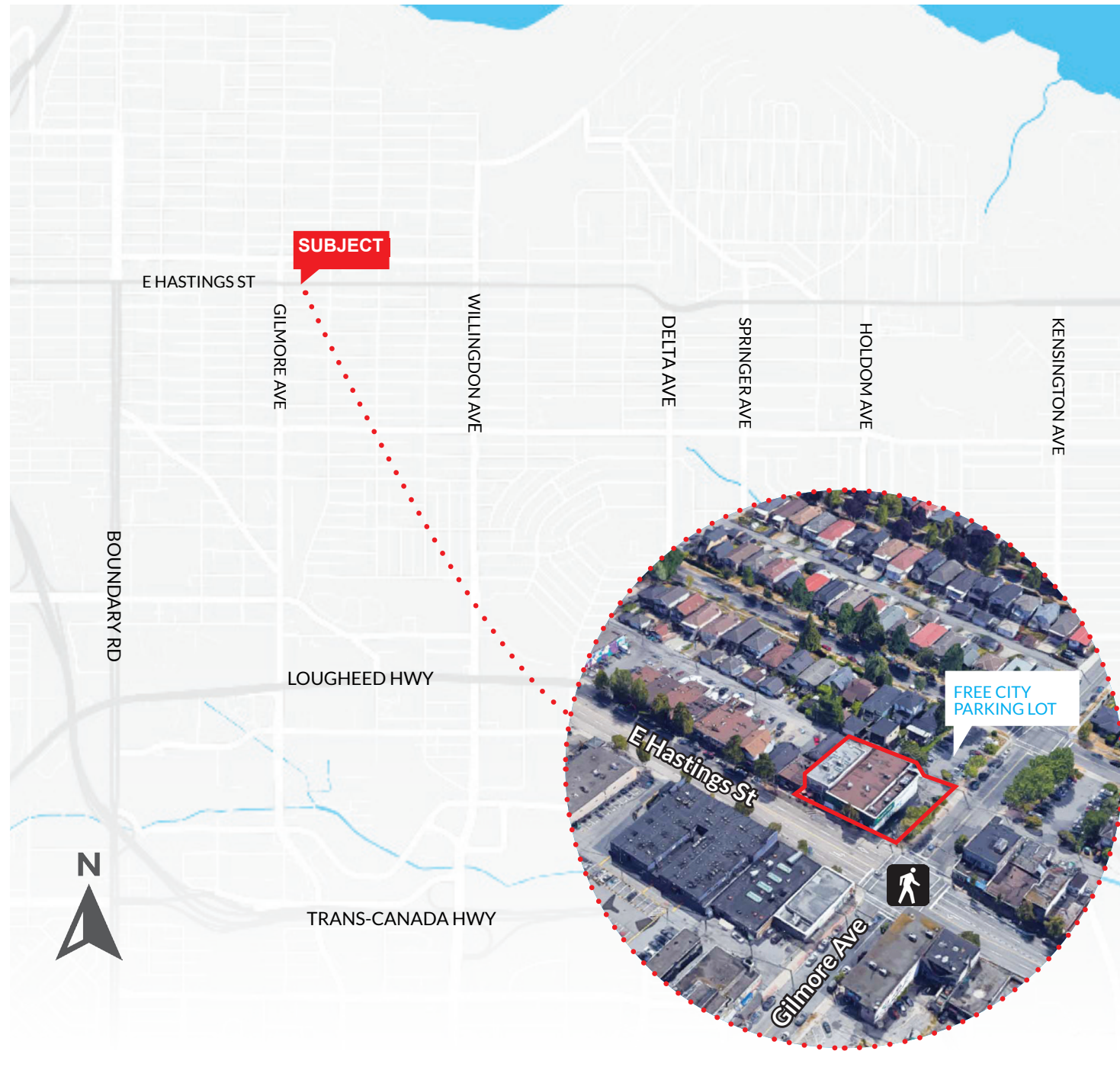
PRIME CORNER INVESTMENT

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&H 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 (2022) | \$69,571.24 |

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|-------------------|--|
| 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 (2022) | \$30,218.32 |
| SALE PRICE | CONTACT AGENT |

Full package upon signing NDA

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|  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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