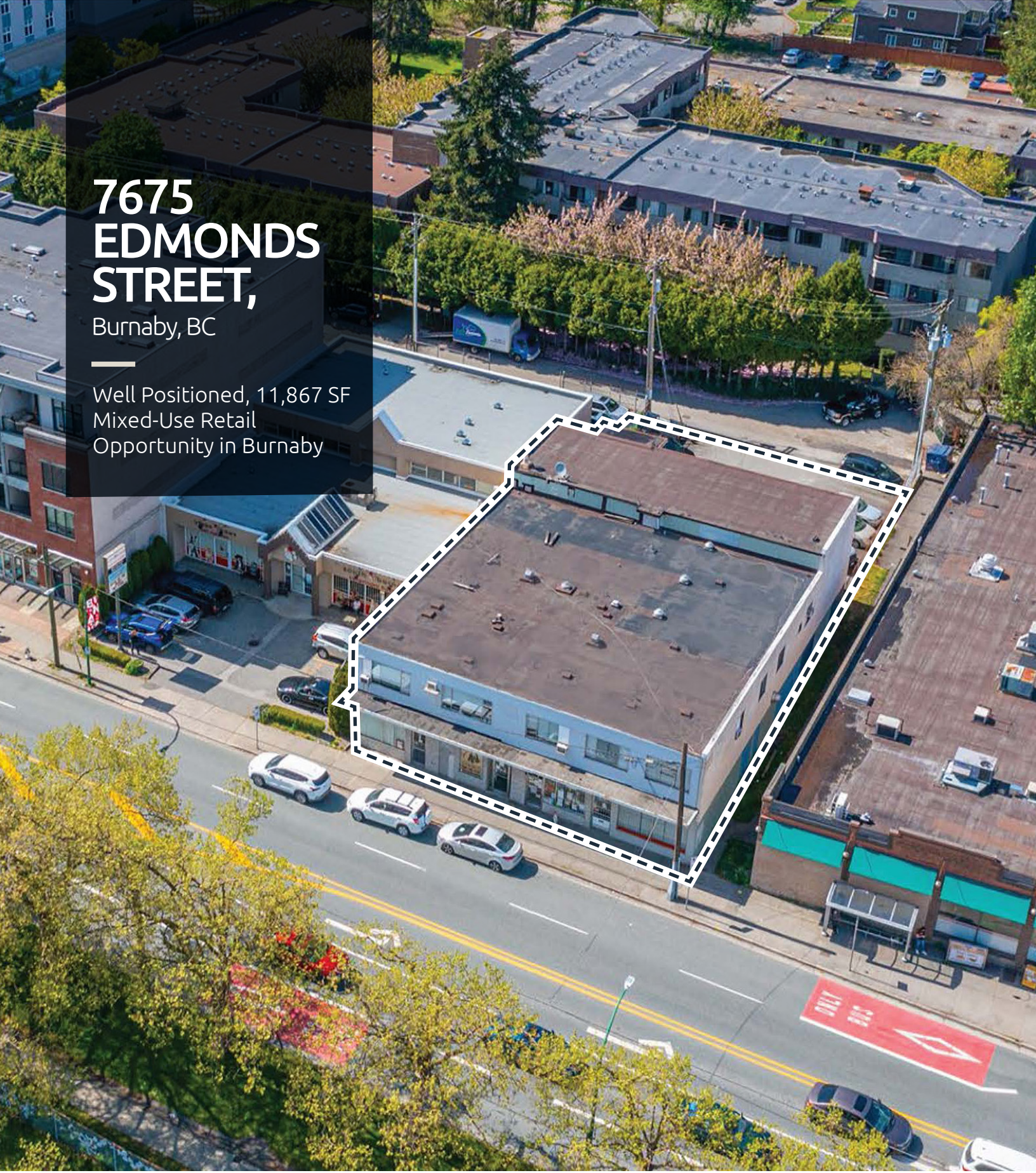


7675 EDMONDS STREET,

Burnaby, BC

Well Positioned, 11,867 SF
Mixed-Use Retail
Opportunity in Burnaby



Derek Nystrom*

604.644.8652

Derek.Nystrom@macdonaldcommercial.com

* Personal Real Estate Corporation

Macdonald
COMMERCIAL

— member of —

CORFAC
INTERNATIONAL

7675 EDMONDS STREET, Burnaby, BC

Value Add / End User Opportunity with Redevelopment Upside

Unique opportunity to purchase a 11,867 square foot mixed-use retail building located near the intersection of Canada Way and Edmonds St in Burnaby's Edmonds neighborhood. The property is in close proximity to Edmonds School Park and Community Centre in addition to transit hubs, restaurants and other community amenities. The 2 storey building currently has 13 units (3 commercial retail units (CRUs) and 10 office units). The 10,012 square foot lot also has a OCP designation allowing for a 4+ storey mixed-use development. At present, there are 10 parking stalls at the rear with one point of ingress and egress in addition to streetside parking at the front. Recent lease transactions support market rates of \$25/SF/YR + in the Edmonds neighborhood. From a repositioning standpoint, one has an exceptional opportunity to increase market rents/rental income in order to add significant value. Lease provisions also allow for end-users to occupy a substantial percentage of the building, while benefiting from holding income/appreciation.

Offered at \$4,500,000
\$379/SF building area

In 06/06/2022, the neighboring property (7665 Edmonds St) transacted for \$4,500,000 (\$867/SF). The subject property has more than double the GLA in contrast to 7665 Edmonds St.

Please inquire for additional particulars.



	7665 Edmonds St (Neighbor)	7675 Edmonds St (Subject Property)
Strike Price	\$4,500,000	\$4,500,000
Building Area (SF)	5,193	11,867
\$/SF (BA)	\$866.55	\$379.20
Lot Size (SF)	10,012	10,012

7675 EDMONDS ST, Burnaby, BC

SALIENT FACTS

YEAR BUILT	PID
1963	000-579-157

ZONING
C4 - Service Commercial District

LEGAL DESCRIPTION
LOT 4, BLOCK 22, PLAN WP3036, DISTRICT
LOT 30, GROUP 1, NEW WESTMINSTER LAND
DISTRICT, EXCEPT PLAN N10'

LOT SIZE (SF)	BUILDING AREA (SF)
10,012	11,867

UNIT MIX	STOREYS
3 CRUs, 10 Office Units	2

PARKING
10 stalls at rear in addition to streetside parking

NCP
Edmonds, Medium Density Mixed Use

MARKET RENTS
\$25/SF/YR + for retail & office in the Burnaby
Submarket

GROSS INCOME (2022)	PT (2022)
\$152,838 (under market rents)	\$31,087.20

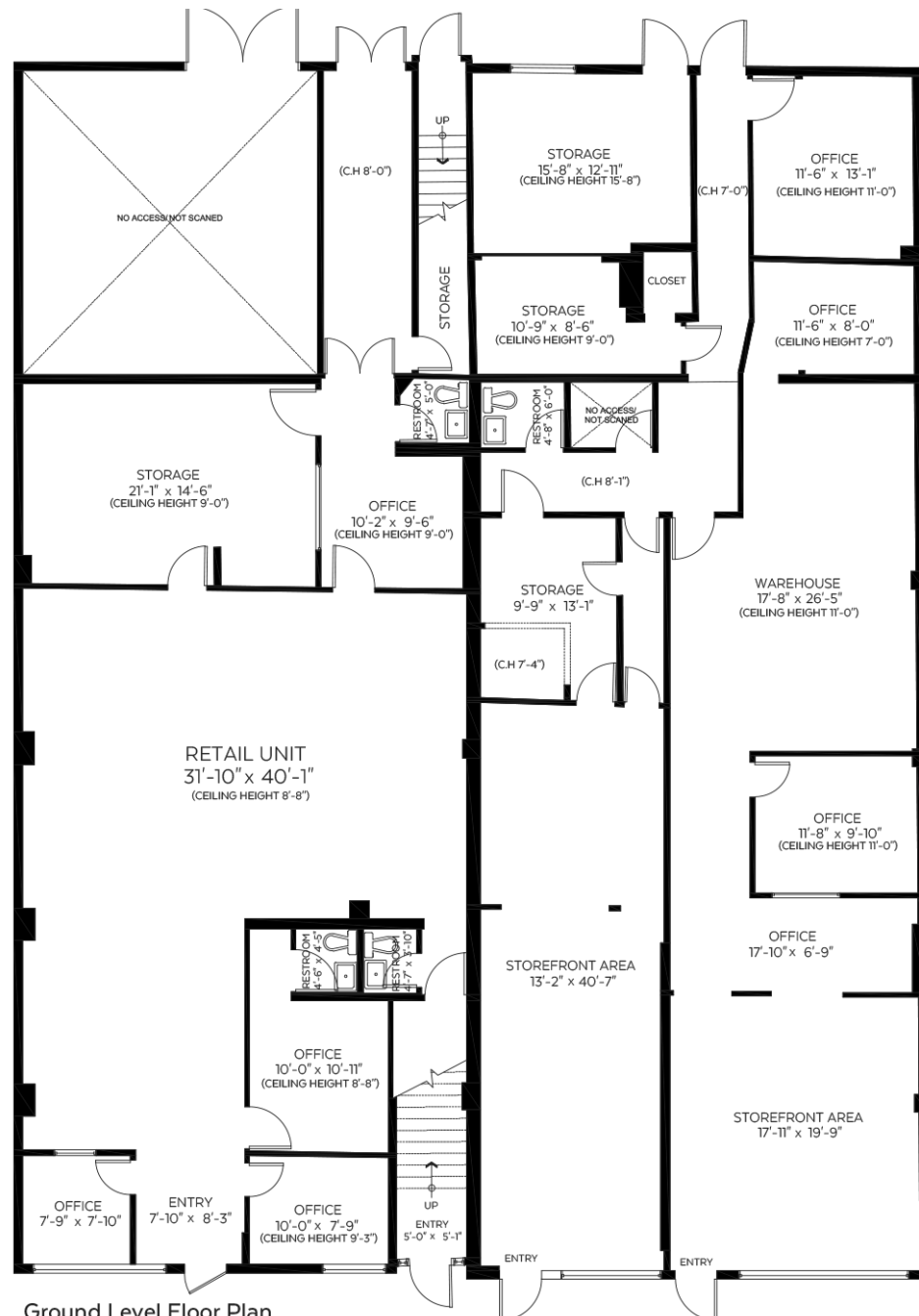


FLOOR PLAN

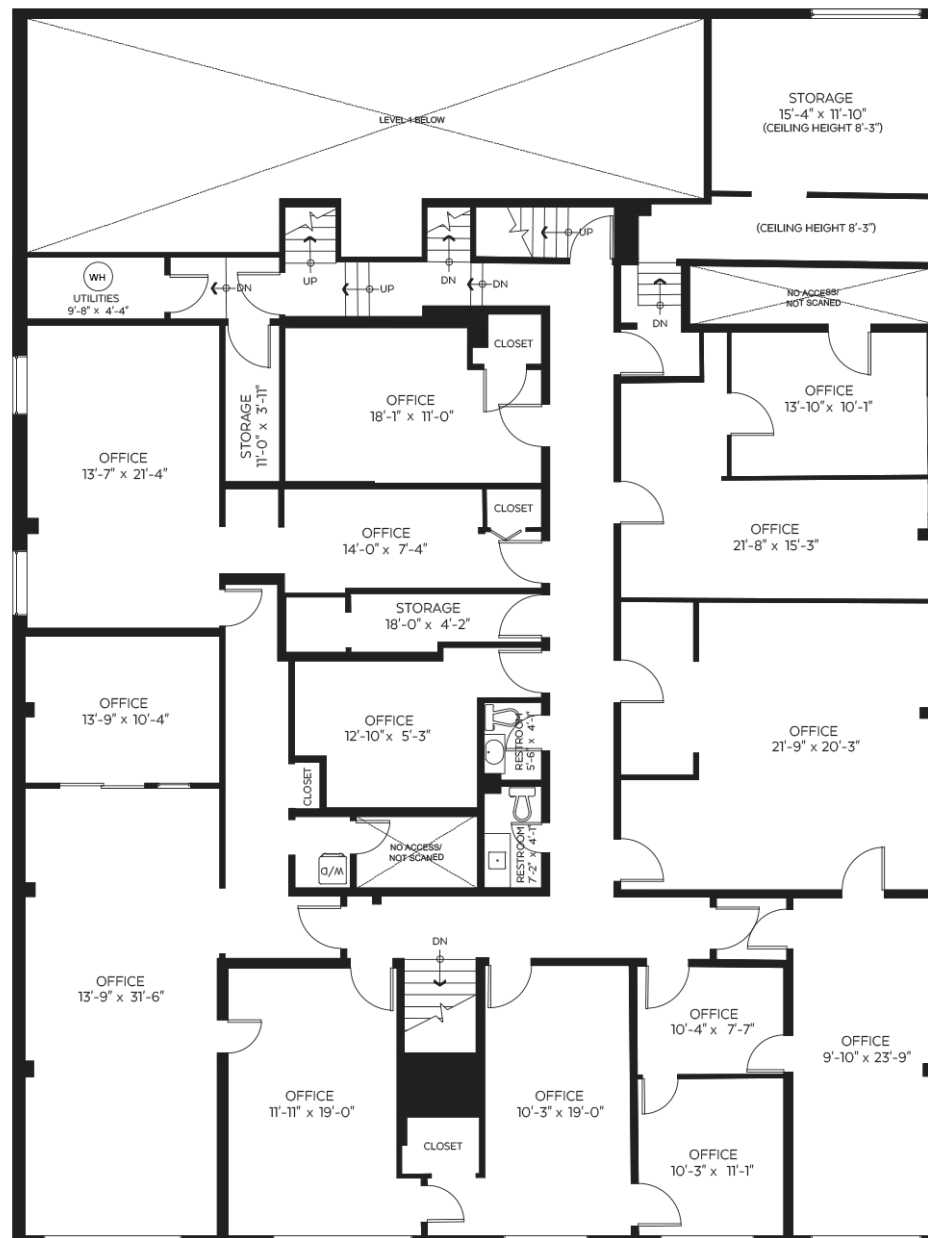
7675 EDMONDS ST,
Burnaby, BC



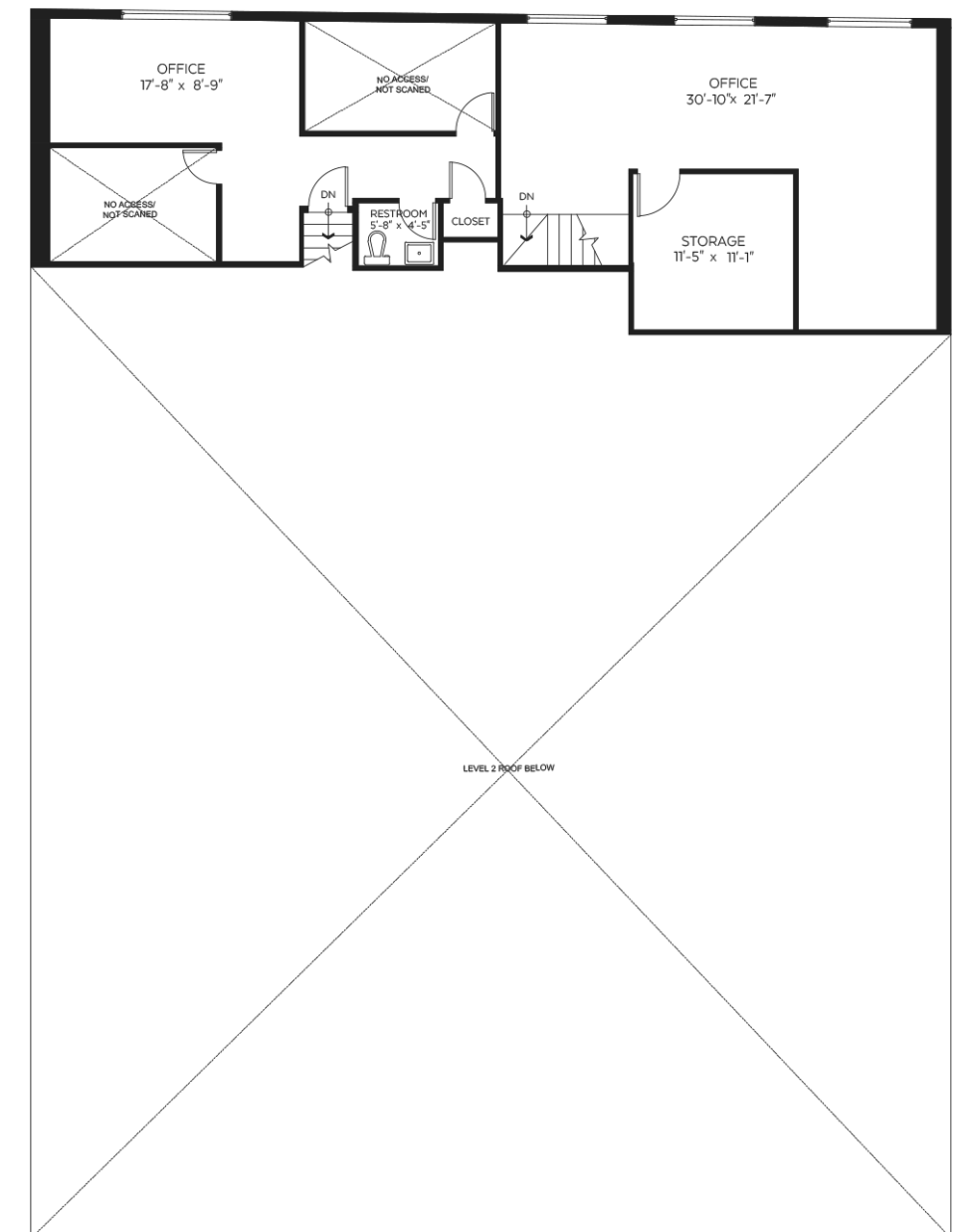
Ground Level Floor	5,689 sq.ft.
Second Level Floor	4,907 sq.ft.
Third Level Floor	1,271 sq.ft.
Total	11,867 sq.ft.



Ground Level Floor Plan
Floor Area: 5,689 sq.ft.
Ceiling Height: 8.5 ft. unless noted



Second Level Floor Plan
Floor Area: 4,907 sq.ft.
Ceiling Height: 8 ft.



Third Level Floor Plan
Floor Area: 1,271 sq.ft.
Ceiling Height: 8.5 ft.





● RESTAURANTS / CAFES

- 1. 7-Eleven
- 2. Subway
- 3. 50's Burgers
- 4. Coffizen Coffee Roasters
- 5. Oh! Zzhu Sam Korean Restaurant
- 6. ARBAB KABAB HOUSE
- 7. Bún Riêu Phương Nam
- 8. The hoke poke
- 9. Tim Hortons
- 10. Aria Kabab House & Grill

● SHOPPING & SERVICES

- 1. Chevron - Gas Station
- 2. Apoteka Pharmacy
- 3. New Generation Foods
- 4. F45 Training Burnaby Highgate
- 5. Edmonds Community School
- 6. Sabzi Mandi Supermarket
- 7. Scotiabank ATM
- 8. Edmonds Community Centre

● PARKS & RECREATIONS

- 1. Edmonds Park
- 2. Malvern Park
- 3. Robert Burnaby Park
- 4. Mercer Stadium Track
- 5. Moody Park

Derek Nystrom*

604.644.8652

Derek.Nystrom@macdonaldcommercial.com

Macdonald Commercial Real Estate Services Ltd.

1827 W 5th Ave, Vancouver, BC V6J 1P5

www.macdonaldcommercial.com

Macdonald

COMMERCIAL

* Personal Real Estate Corporation

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.