

FOR SALE BY COURT ORDER

6540 & 6592 TELFORD AVENUE
BURNABY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

TRANSIT-ORIENTED DEVELOPMENT OPPORTUNITY
TWO LOTS TOTALLING 43,800 SF IN THE HEART OF METROTOWN
WITH HOLDING INCOME



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CELEBRATING OVER



THE OPPORTUNITY

Lee & Associates Vancouver is pleased to present the opportunity to acquire a Metrotown development site comprised of two legal lots totalling 43,800 SF. The Property is currently improved with 53 rental suites generating approximately \$685,000 in net operating income. Situated just steps from Metrotown SkyTrain Station and Metropolis at Metrotown, the site offers a significant transit-oriented redevelopment opportunity with proposed mixed-use density of approximately 425,000 SF across two towers.

SALIENT DETAILS

Civic Address	6540 & 6592 Telford Avenue, Burnaby, BC
PIDs	002-787-539 & 003-077-705
Lot Size	43,800 SF (two lots)
Zoning	RM3 & R1
Draft OCP	High-Rise Apartment 1 (30 storeys)
Proposed Density	425,000 SF across two towers
Improvements	53 multifamily suites
NOI	\$685,363 (approximately)
Gross Taxes	\$71,514.17 (2025)
Asking Price	Contact listing agent



INVESTMENT HIGHLIGHTS

- » Central location
- » Holding income in place
- » Proposed density of 425,000 SF
- » 4-minute walk to Metrotown SkyTrain Station and retail amenities at Metropolis at Metrotown



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