

For Sale | Office Building

CBRE

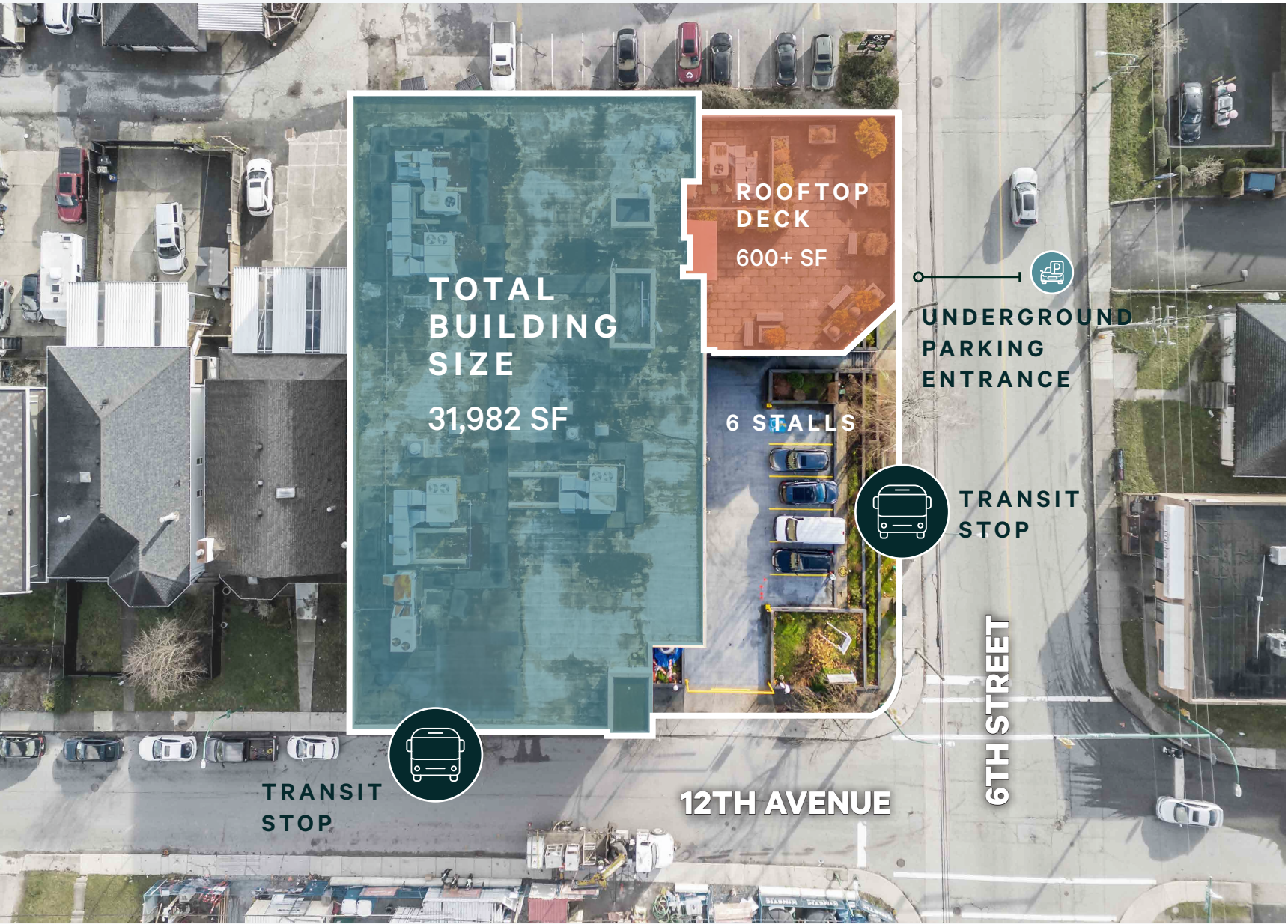
7818 6th Street

BURNABY, BC

OPPORTUNITY TO
OWN AND OCCUPY
EXECUTIVE PLAZA



STRATEGIC LOCATION AT THE BURNABY - NEW WESTMINSTER BORDER



The Opportunity

Rare opportunity to own your own concrete building in Burnaby, BC. 7818 6th Avenue is a three-storey retail / office building with two-level parkade offering exceptional visibility, strong transit connectivity, and versatile C-2 zoning. With abundant natural light, roof top deck and over 100 underground and surface parking stalls, this property is perfectly positioned for long-term value and in one of Metro Vancouver’s most connected corridors.

About the Building

-  **BUILDING SIZE**
31,925 SF on 3 levels
-  **SITE SIZE**
19,982 SF
-  **LEGAL DESCRIPTION**
Lot 74, District Lot 28, Group 1, New Westminster District Plan 51494, PID 002-863-375
-  **PROPERTY TAXES**
\$106,331.48 (2025)
-  **OCP**
Sixth Street Neighbourhood Plan Mixed-Use - 6-storeys

Features

- PARKING**
2-level parkade with 100 underground stalls and 6 surface stalls
- ROOFTOP DECK**
600+ SF - West Facing
- TRANSIT**
Bus stop in front of the building
- ELEVATOR**
5 levels
- HVAC**
2 new units
- ZONING**
C-2

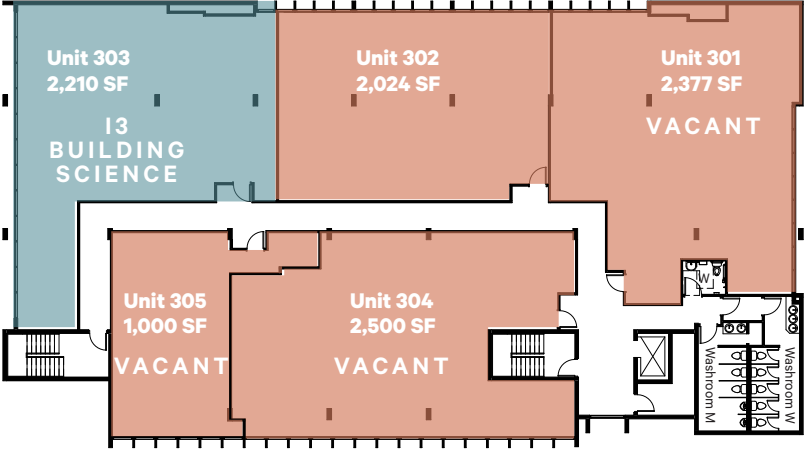
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7818 6th Street, Burnaby, BC



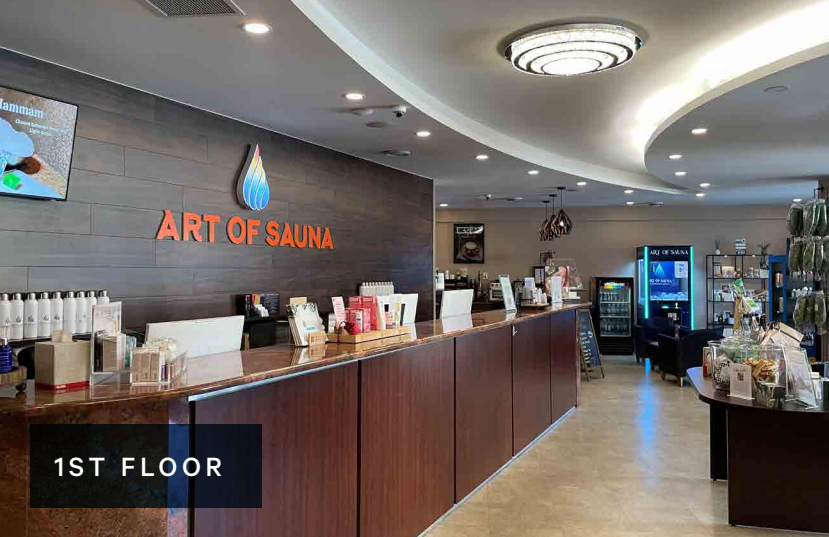
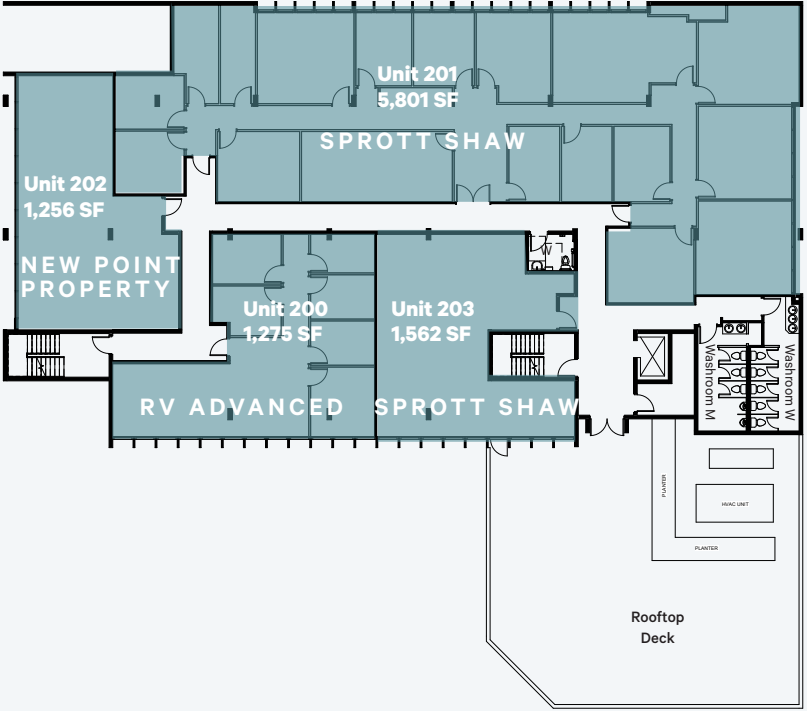
3rd Floor

~10,000 SF
Not to scale



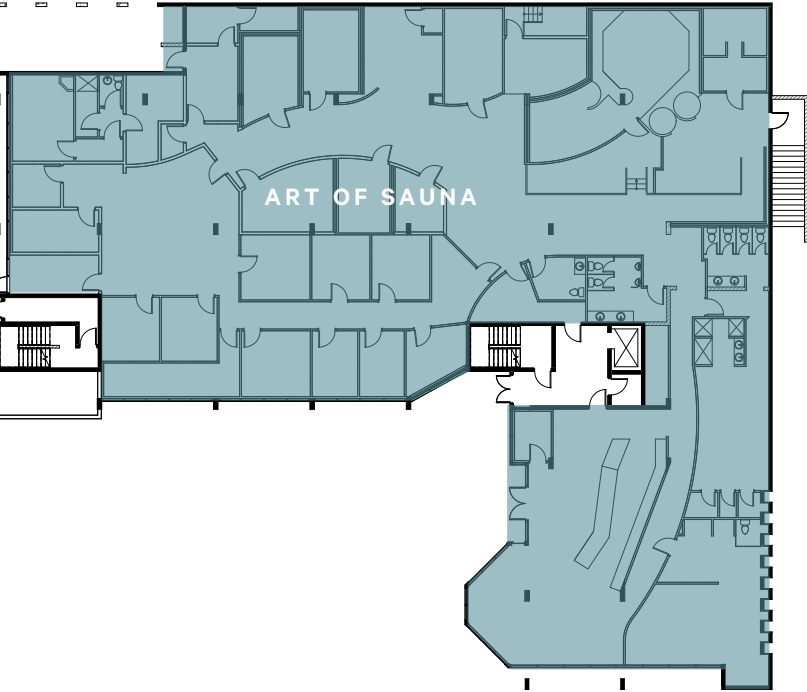
2nd Floor

10,300 SF
Not to scale



1st Floor

~11,898 SF
Not to scale



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Central Location

Burnaby New Westminster border – access to 2 Urban centers, strong employment nodes, walkable amenities.

Accessible by Foot, Transit, and Car

Secure two-level parkade with surface and street parking, transit at the doorstep and minutes to five SkyTrain stations.

Rare Owner-User Opportunity

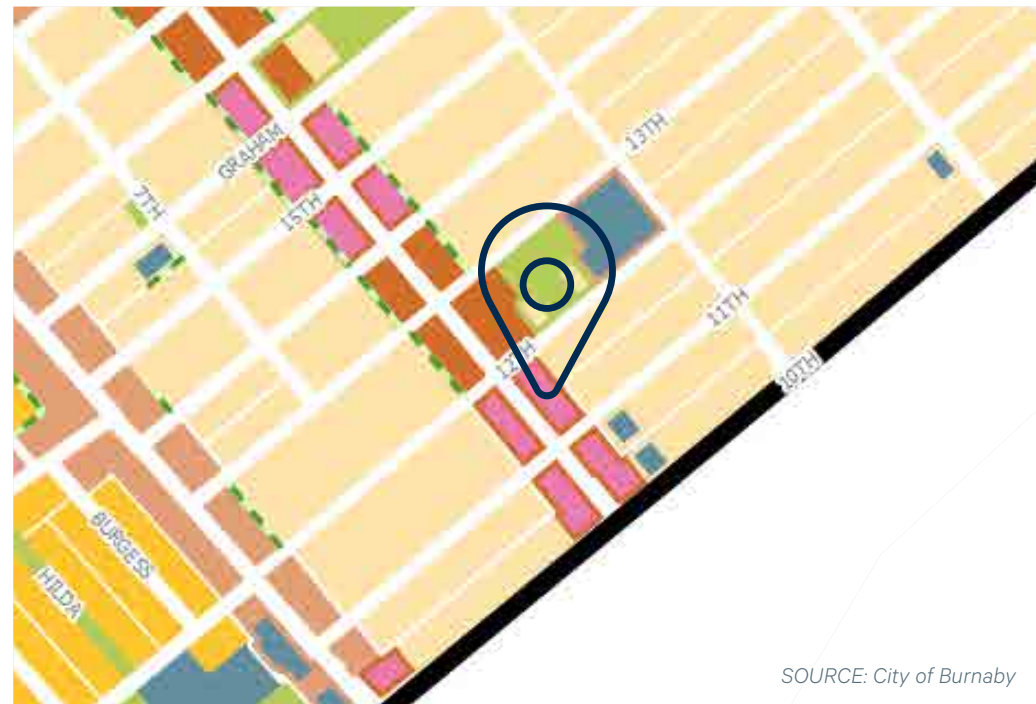
Irreplaceable asset with today's costs, rare owner-user opportunity, or investor re-tenant and future development

Strong Holding Income

Long term tenants, staggered renewals, and demolition clauses.

NEW - 2026 OCP Density

New OCP adds 50% more density and mixed-use option with residential.



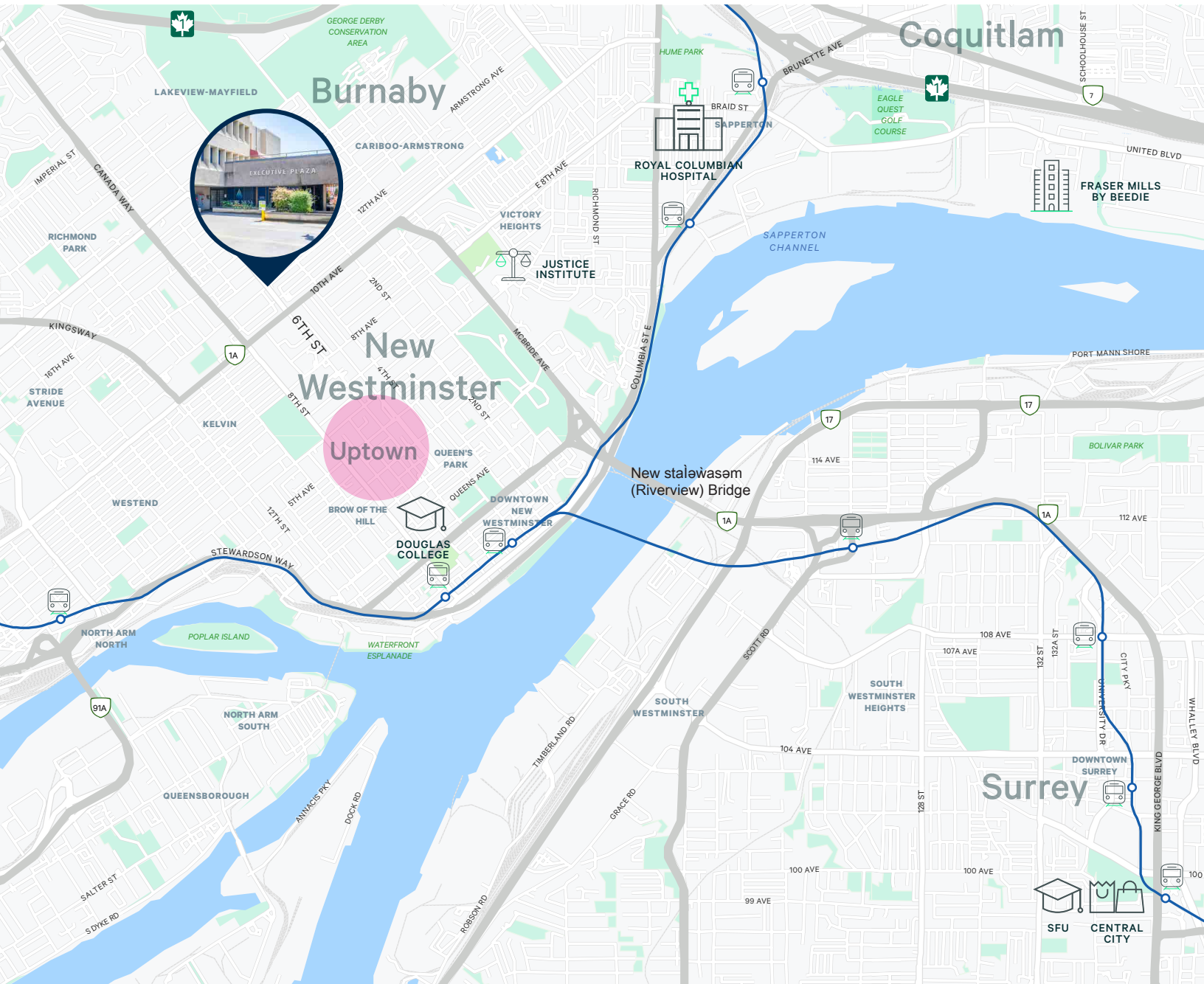
SOURCE: City of Burnaby

- OCP NEIGHBOURHOOD COMMERCIAL - 4 STOREY
- NEW - LOW-RISE APARTMENT 2 - MIXED-USE TO 6 STOREYS



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SEAMLESS CONNECTIVITY WITH FIVE SKYTRAIN STATIONS, AN ARRAY OF TRANSIT ROUTES, AND EFFORTLESS ACCESS TO MAJOR BRIDGES AND HIGHWAYS.



DRIVE TIMES

8 MIN	EDMONDS STATION	8 MIN	22ND AVE STATION	9 MIN	NEW WEST STATION
8 MIN	STALEWASAM (RIVERVIEW) BRIDGE	18 MIN	HWY 1	19 MIN	SURREY CITY CENTRE

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