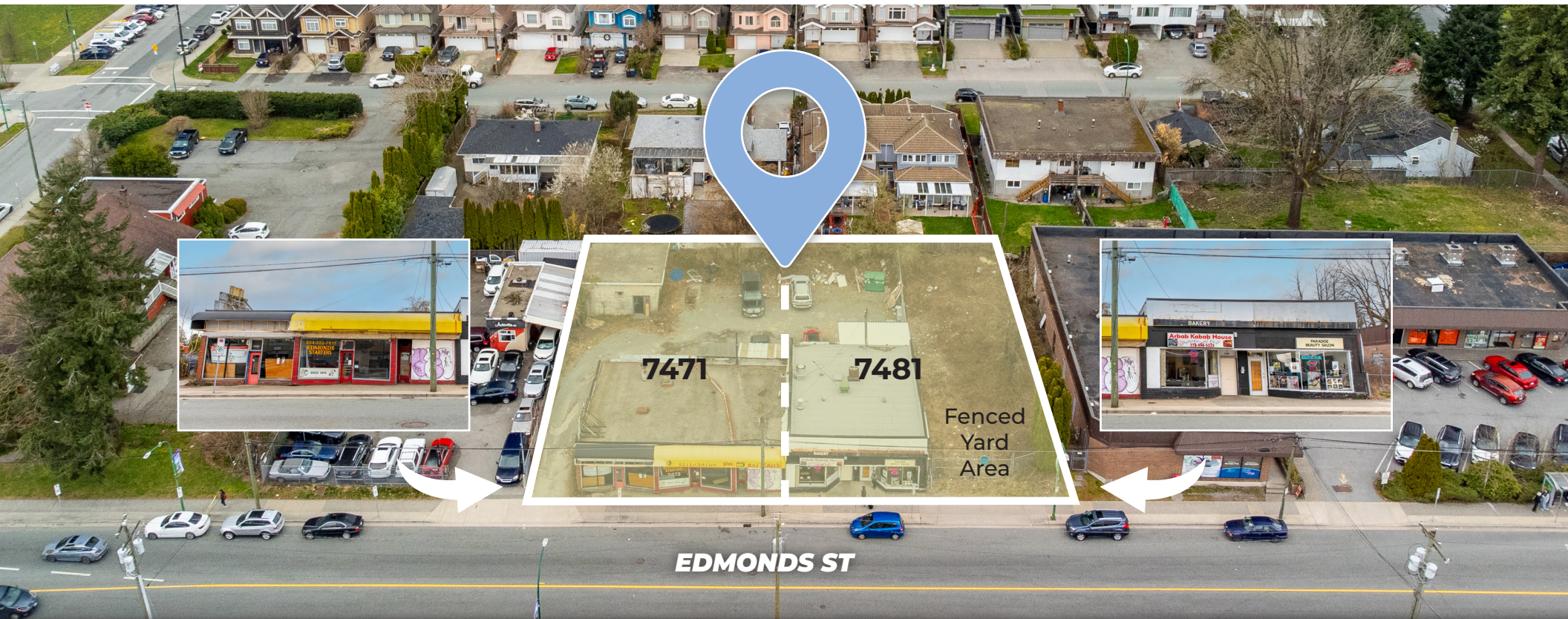


**FOR SALE**

# **7471 & 7481 EDMONDS ST**

**BURNABY, BC | EACH LOT MAY BE PURCHASED SEPARATELY**



**OWNER/OCCUPIER WITH FUTURE DEVELOPMENT/ASSEMBLY OPPORTUNITY**

## **CONTACT**

### **ED FERREIRA**

PERSONAL REAL ESTATE CORPORATION  
SENIOR VICE PRESIDENT  
ADVISORY & TRANSACTION SERVICES  
604 662 5122 | ED.FERREIRA@CBRE.COM

### **CASEY POLLARD**

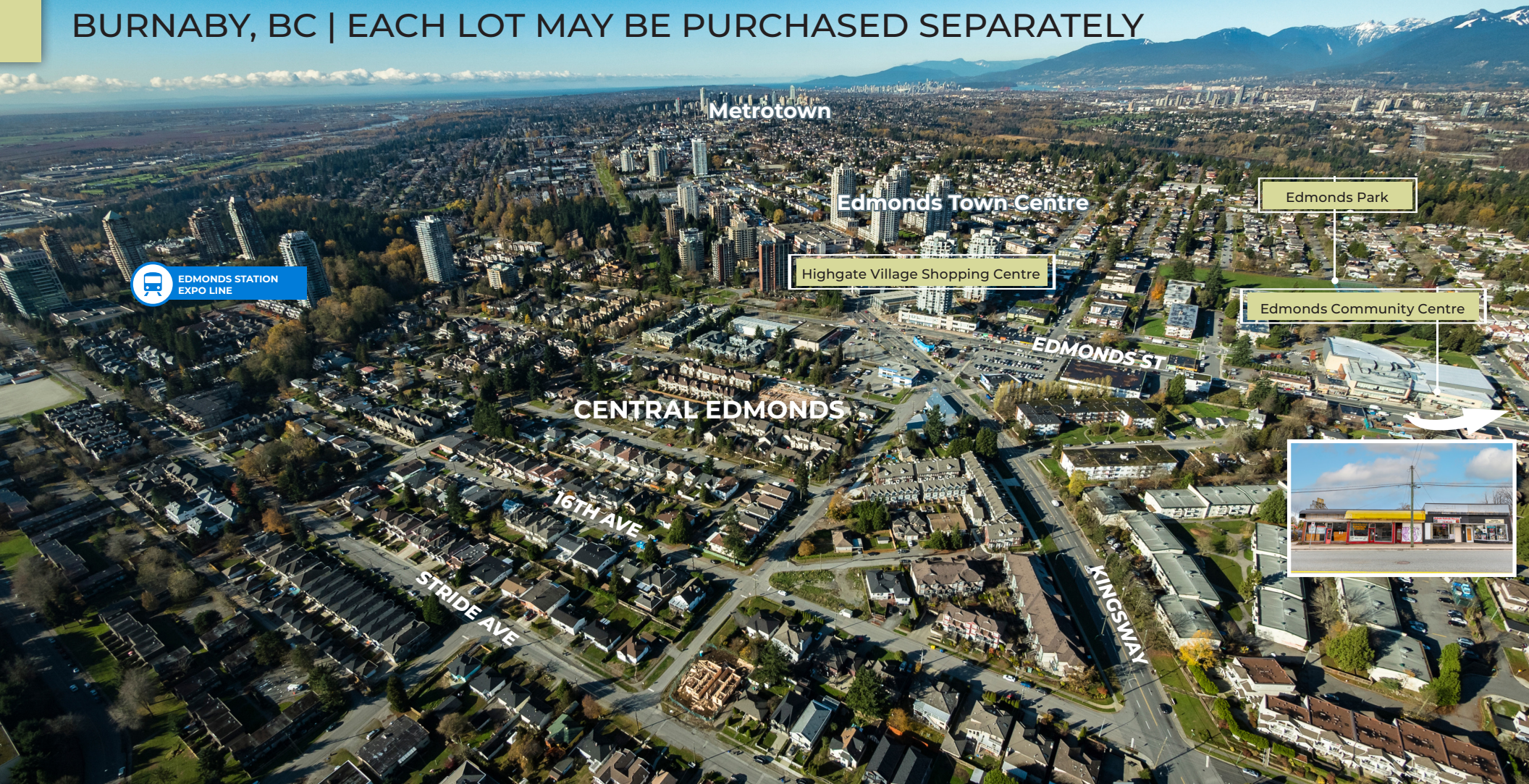
PERSONAL REAL ESTATE CORPORATION  
SENIOR VICE PRESIDENT  
INVESTMENT PROPERTIES GROUP  
604 662 5177 | CASEY.POLLARD@CBRE.COM

**CBRE**

FOR SALE

# 7471 & 7481 EDMONDS ST

BURNABY, BC | EACH LOT MAY BE PURCHASED SEPARATELY



## EDMONDS, BURNABY

Edmonds, a vibrant transit-oriented neighbourhood in Burnaby's southeast quadrant, offers a perfect blend of convenience, community, and amenities. Centred around the Expo Line's Edmonds SkyTrain Station, this dynamic community is a sought-after destination for those who value urban living.

## LOCATION

Strategically located between Kingsway and Canada Way, this property offers a prime redevelopment opportunity, with proximity to the Edmonds Community Centre and public transit access on Edmonds Street.

# FOR SALE

# 7471 & 7481 EDMONDS ST

## BURNABY, BC | EACH LOT MAY BE PURCHASED SEPARATELY

### OPPORTUNITY

To acquire two adjoining sites on Edmonds Street, totalling 14,904 SF. Alternatively, each site may be purchased separately for owner/occupier with holding income.

### PERTINENT DETAILS

#### LEGAL DESCRIPTION

Lot 17 & 18 , Plan NWP14464, District Lot 30, Group 1, New Westminster Land District  
PID 009-984-313 & 009-984-330

#### LOT SIZE

7471 Edmonds Street	7,432 SF
7481 Edmonds Street	7,472 SF
<b>Total</b>	<b>14,904 SF</b>

#### EXISTING BUILDING AREA

7471 Edmonds Street	2,100 SF
7481 Edmonds Street	1,630 SF
<b>Total</b>	<b>3,730 SF</b>

#### CURRENT ZONING

C4 Service Commercial District

#### PRICE

7471 Edmonds Street	\$2,250,000
7481 Edmonds Street	\$2,250,000

#### MAXIMUM FLOOR SPACE RATIO

3.0 FSR Under Draft Area Plan

#### POTENTIAL GROSS BUILDABLE AREA

Up to 44,712 SF (estimated)

#### PROPOSED BUILT FORM

6 - 8 Storey Mixed Use Development

#### PROPOSED REZONING

6 - 8 Storey Under Edmonds Town Centre Community Plan (Draft)

#### TENANCY

7471 Edmonds Street - Vacant

7481 Edmonds Street - Arbab Kabab House & Paradise Beauty Salon

Contact Listing Brokers for Tenancy Schedule

#### PROPERTY TAXES (2024)

7471 Edmonds Street	\$21,429.98
7481 Edmonds Street	\$21,439.29
<b>Total</b>	<b>\$42,869.27</b>

## FOR MORE INFORMATION CONTACT

### ED FERREIRA

PERSONAL REAL ESTATE CORPORATION  
SENIOR VICE PRESIDENT  
ADVISORY & TRANSACTION SERVICES  
604 662 5122 | ED.FERREIRA@CBRE.COM

### CASEY POLLARD

PERSONAL REAL ESTATE CORPORATION  
SENIOR VICE PRESIDENT  
INVESTMENT PROPERTIES GROUP  
604 662 5177 | CASEY.POLLARD@CBRE.COM