

DTZ Barnicke

Development Opportunity

4482 Dawson St. & 2273 Willingdon Ave
Burnaby, BC



FOR MORE INFORMATION PLEASE CONTACT:

Chris McIntyre
Chris.McIntyre@dtzbarnicke.com
Direct Tel: (604) 630 3392
Cellular: (604) 889 0699

Steve Caldwell
Steve.Caldwell@dtzbarnicke.com
Direct Tel: (604) 895 2224
Cellular: (604) 809 3122

DTZ BARNICKE VANCOUVER LIMITED. • 800 - 475 WEST GEORGIA STREET, VANCOUVER, B.C. V6B 4M9

TEL: (604) 684 7117 • FAX: (604) 684 1017 • WEB: WWW.DTZBARNICKE.COM/VANCOUVER

Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. DTZ Barnicke Vancouver Limited, Real Estate Brokerage 5/2008

OPPORTUNITY:

A prime development opportunity in the rapidly growing area of North Burnaby, the property offers great proximity to SkyTrain and shopping. Area amenities include: Costco, Home Depot, Brentwood Town Centre, Save On Foods and Canadian Tire.

LOCATION:

The subject property is strategically located on the southwest corner of Dawson Street and Willingdon Avenue. The property is a convenient 15 minutes east of Downtown Vancouver. This location is easily accessible by all modes of transportation.

SITE DESCRIPTION:

The site is rectangular in shape and offers a frontage of 198' with a return depth of 122'. The total site area is approximately 24,156 sq ft.

LEGAL DESCRIPTION:**4482 Dawson Street:**

Lot 7 & 8, Block 10, District Lot 119, Group 1, New Westminster District Plan 2855

PID: 010-735-798 & 010-735-771

2273 Willingdon Avenue:

Lot 9 Except: Part on Bylaw Plan 52808, District Lot 119, Group 1, New Westminster District Plan 2855

PID: 010-735-828

ZONING:

The property is currently zoned M-1 (Industrial). The OCP supports a rezoning to C-9, which provides for a four-storey mixed-use commercial / residential development, with a floor space ratio of 2.2 with underground parking.

EXISTING IMPROVEMENTS:**4482 Dawson Street:**

The property consists of a 6,894 sq ft concrete-block warehouse / shop and a 1,000 sq ft house.

2273 Willingdon Avenue:

The site comprises of 2 block and frame warehouses. The property with exposure to Willingdon Avenue is 3,766 sq ft and the building situated on Dawson Street is approximately 1,000 sq ft.

EXISTING TENANCIES:

Contact listing agent

PROPERTY TAXES (2007):

\$42,410.16

ASKING PRICE:

\$3,600,000.00

**FOR MORE INFORMATION PLEASE CONTACT:**

Chris McIntyre
Chris.McIntyre@dtzbarnicke.com

Direct Tel: (604) 630 3392

Cellular: (604) 889 0699

Steve Caldwell
Steve.Caldwell@dtzbarnicke.com

Direct Tel: (604) 895 2224

Cellular: (604) 809 3122