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► **FOR SALE**
EDMONDS TOWN CENTRE
MULTI-FAMILY WOOD FRAME
OPPORTUNITY



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PERSONAL REAL ESTATE CORPORATION

DEVELOPMENT OPPORTUNITY

OFFERING FOR SALE

7465 GRIFFITHS DRIVE, BURNABY



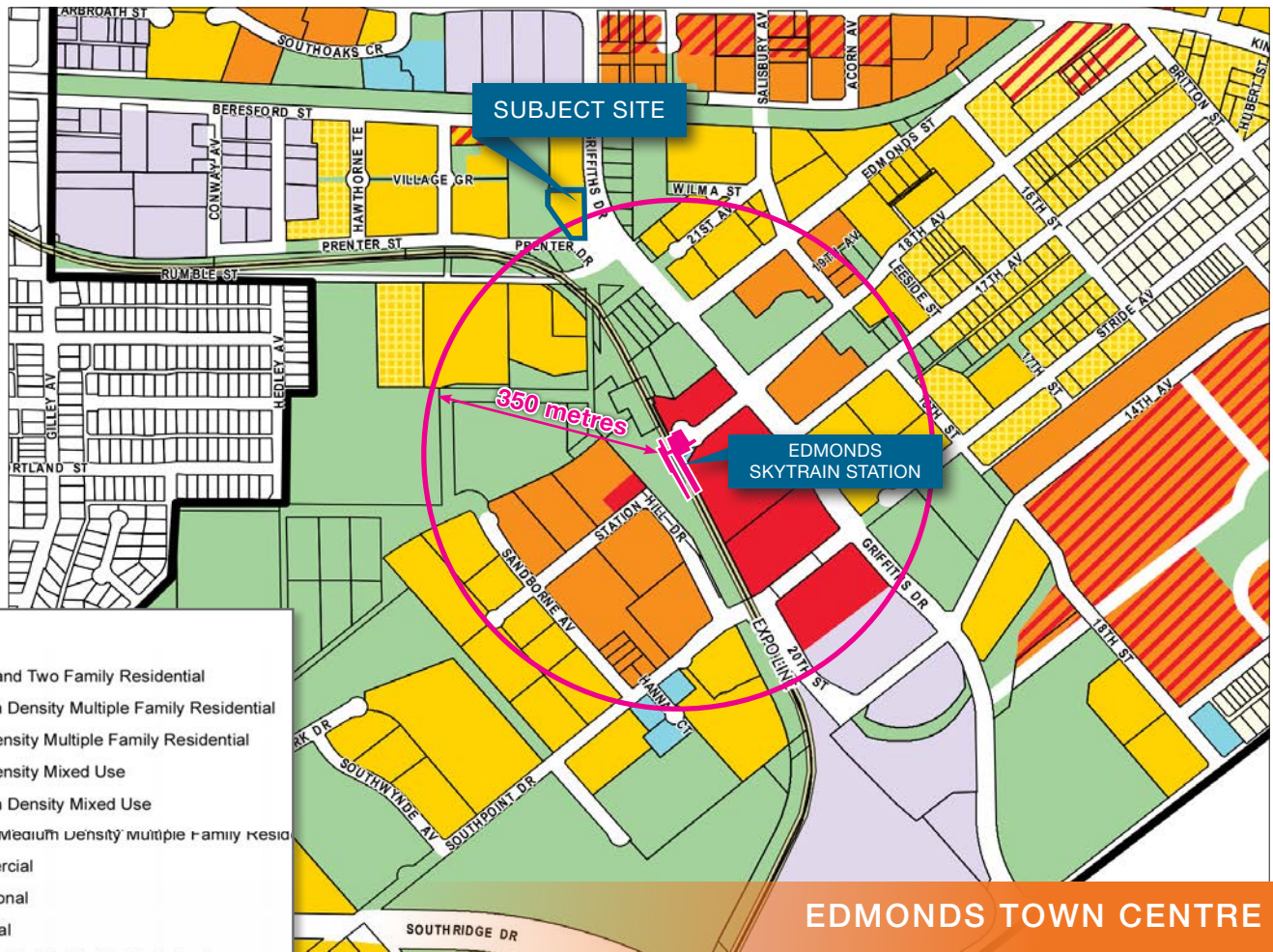
This Transit Oriented Development Offering totals 32,190 square feet of gross developable area within the Edmonds Town Centre Plan. Currently zoned M-5 manufacturing, this single parcel development opportunity is designated medium density multifamily in accordance with RM-3 zoning guidelines. RM-3 densities within the established Edmonds Town Centre include base density up to 1.1 FAR and supplemental bonus density for a further 0.4 FAR to a maximum density of 1.5 FAR. This site can be built out to a variety of forms including stacked townhouse and 4 storey condominium with underground parking.



Property Information

PID: 002-237-687

Legal Description: PL 52251 LT 101 DL 96 LD 36 Group 1, 3392-6891.



EDMONDS TOWN CENTRE
LAND USE MAP

Ron McLean Park



Burnaby Public Library



THE LOCATION

BURNABY

The Subject Site: **7465 Griffiths Drive, Burnaby BC**, is situated immediately south of Kingsway within Edmonds Town Centre. This highly visible, elevated corner location offers frontage on both Griffiths Drive and Prenter Street.

The property is backing upon a pedestrian greenway, is in close proximity to well-established outdoor amenities such as Powerhouse Park, Stride Avenue Elementary School, Byrne Creek Secondary School, HighGate Village Shopping Centre, Kings Crossing by Cressey, and the newly built Edmonds Community Centre and Fred Randall Pool.

This offering represents a unique opportunity to develop multifamily wood frame stacked townhouse or condominium only 350 meters from Edmonds SkyTrain Station.

Edmonds Community Centre



Kings Crossing



Current Zoning
Industrial, M-5

Approx. Gross Site Area
32,190 SQFT

OCP Designation
Apartment, RM-3

FSR
1.1

Bonus FSR
0.4

Approx. Gross Buildable Area
base **35,409 SQFT**

+
bonus **12,876 SQFT**

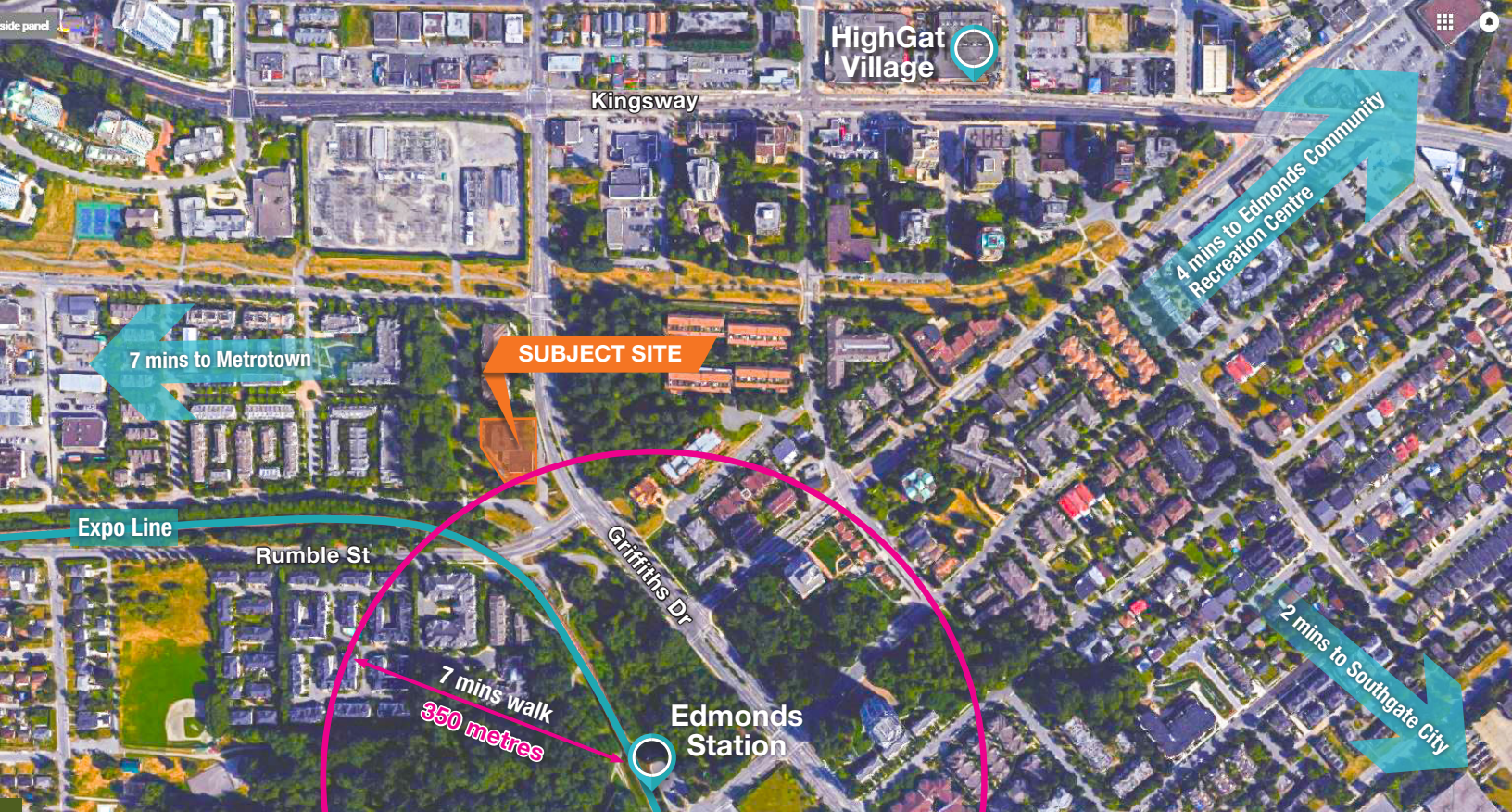
Total buildable 48,285 SQFT

Gross taxes (2017, combined)
\$74,546.64

Assessed value (2017, Combined)
\$7,098,400

Offering Process

All prospective purchasers will be advised of an offer submission date during the initial marketing period. Purchasers are invited to submit offers to London Pacific on the Vendor's preferred form of Offer.



ROYAL OAK / EDMONDS NEIGHBOURHOOD

RECENT SALES

5355 Lane Street, Burnaby
 4 storey wood frame construction
 totaling 217 units.
 95% sold out.
 Average unit size: 688 SQFT
 Average \$ per sqft: \$900

Eternity by Dimex



7001 Royal Oak Avenue, Burnaby
 23 unit Townhouse project.
 60% sold out.
 Average unit size: 901 SQFT
 Average \$ per sqft: \$843

Me-Anta by SVM



LONDON PACIFIC

REDEFINING LAND



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