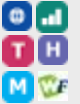




**ACTIVE**  
**C8027775**  
**Board: V**  
Agri-Business

**8708 ROYAL OAK AVENUE**  
Burnaby South  
Big Bend  
V5J 4L8

**\$6,980,000** (LP)   
(SP)   
(LR sq. ft. p/a) 



A rare find 7.4-acre site in Burnaby with 449.90 feet frontage on Royal Oak Avenue. There is currently a blueberry farm with a gross income of \$30,000 per year, plus a single-family house. It is only 5 minutes away from Metrotown, school & transportation. Excellent investment property with future potential in this big piece of land.

**P.I.D.:** 017-088-721  
**Property Type:** Agri-Business  
**Zoning/Land Use:** A-3  
**Land Sz SF/Acres:** 322,344 / 7.40  
**Brochure:**

**Prop. Tax/Year:** \$12,247.16 / 2019  
**Width / Depth:** /  
**Transaction Type:** For Sale  
**Sale Type:** Asset

**Virtual Tour:**

**Property Details**

**Seller's Interest:** Registered Owner  
**Interest In Land:** Freehold  
**Environmental Assessment Phase:** Not Applicable  
**Occupancy:** Owner  
**Seller's Rights Reserved:** No  
**Amenities:**

**Site Services:**

**Restrictions:**

**Office Area Sq Ft:**  
**Retail Area Sq Ft:**  
**Warehouse Sq Ft:**

**Mezzanine Area Sq Ft:**  
**Other Area Sq Ft:**

**Major Business Type:** Agriculture  
**Minor Business Type:**

**Lease Rate (sq.ft.):**  
**Lease Size (sq.ft.):**  
**Leased Rate(sq.ft.):**

**Lease Op Cost (sq.ft.):**  
**Additional Rent/SF:**  
**Lease Exp. Date:**

**Lease Type:**  
**Tot. Spce Avail for Lse:**  
**Subj. Unit Cont. Spce:**

**Lease Sub-lease:**  
**Lease Term, months:**

**Legal:** PARCEL ONE, PLAN NWP88125, DISTRICT LOT 162, GROUP 1, NEW WESTMINSTER LAND DISTRICTDOUBLE EXPOSED-ALSO LISTED IN RES R2403266

**List Firm 1:** Rennie & Associates Realty Ltd. - OFC: 604-681-8898  
**List Firm 2:** Rennie & Associates Realty Ltd. - OFC: 604-681-8898  
**List Sales Rep 1:** Vivien Ma PREC\* - CONTC: 604-828-2268  
**List Sales Rep 2:** Jason Lai PREC\* - CONTC: 778-996-1788  
**Lister Email:** vivien@vivienma.com  
**Commission:** 1.3%

**Appointment Contact:** TOUCHBASE / VIVIEN  
**Appointment Phone:** 604-828-2268  
**Appointment Instructions:** Touchbase

**List Sales Rep 3:**  
**Lister Website:** <http://www.vivienma.com>

**Lease Commission:**

**Seller Name:** VIETNAMESE UNIFIED BUDDHIST (HOA NGHIEM), CONGREGATION OF B.C.

**Sell Rep 1:** **Rep 2:** **Rep 3:**  
**Sell Firm 1:**  
**Sell Firm 2:**

**Realtor** Measurements are approximate. Buyer to verify if deemed important.

**Remarks:**

**Days on Market:** 7  
**List Date:** 9/4/2019  
**Sold Date:**  
**Expiry Date:** 6/30/2020  
**Sold Price:**  
**Previous Price:** \$0  
**Original Price:** \$6,980,000