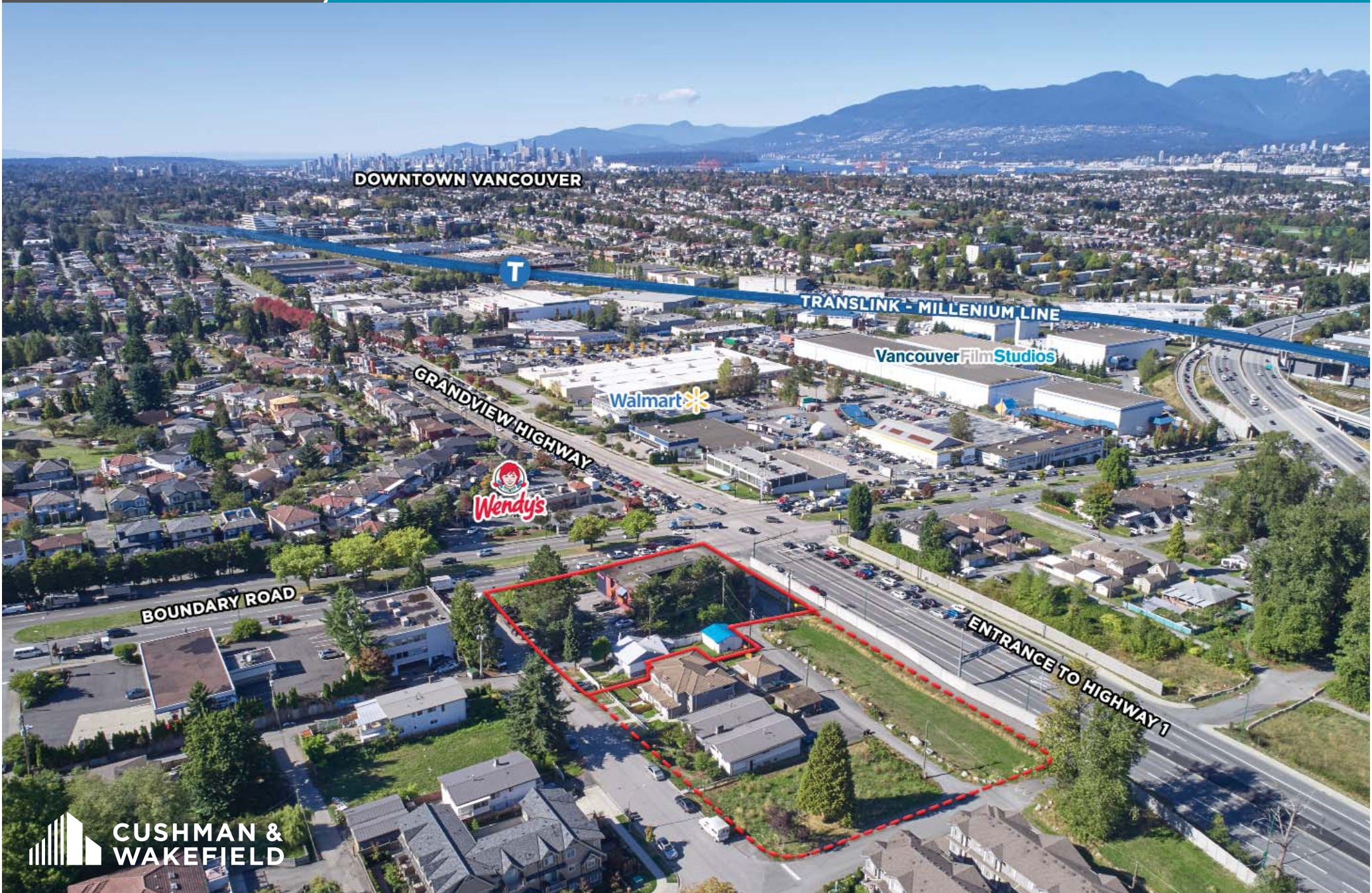


FOR SALE

MIXED USE DEVELOPMENT SITE WITH HOLDING INCOME

2950 BOUNDARY ROAD & 3723 MANOR STREET
BURNABY, BC



DOWNTOWN VANCOUVER

T

TRANSLINK - MILLENIUM LINE

Vancouver Film Studios

Walmart

Wendy's

GRANDVIEW HIGHWAY

BOUNDARY ROAD

ENTRANCE TO HIGHWAY 1

CUSHMAN & WAKEFIELD

FOR SALE

MIXED USE DEVELOPMENT SITE WITH HOLDING INCOME

2950 BOUNDARY ROAD & 3723 MANOR STREET BURNABY, BC

THE OPPORTUNITY

Cushman & Wakefield is pleased to present the opportunity to acquire a mixed-use development site in Burnaby, BC. The property is located at the high profile corner of Boundary Road and Grandview Highway and consists of two assembled parcels totalling approximately 28,540 sf (0.655 acres).

There is also an opportunity to assemble an additional $\pm 35,000$ sf for a total site of approximately 71,800 sf (including lane enclosures).

There are sweeping views of the North Shore Mountains, Burnaby and Downtown Vancouver from the property.

The site is designated for mixed use retail and residential development, designated as C2/RM3 under the Broadview Urban Village Land Use Plan.

Given the prominence and accessibility of the site, and its current hotel use, there may be an opportunity to redevelop the property (or a portion of it) as a larger hotel. Consultation with the City of Burnaby is required.

THE IMPROVEMENTS

The property is currently improved with the New 401 Inn, a well performing 32 room boutique hotel on 2950 Boundary Road and a single family house on 3723 Manor Street.

Holding income is available from a vendor leaseback at \$480,000, triple net per annum.



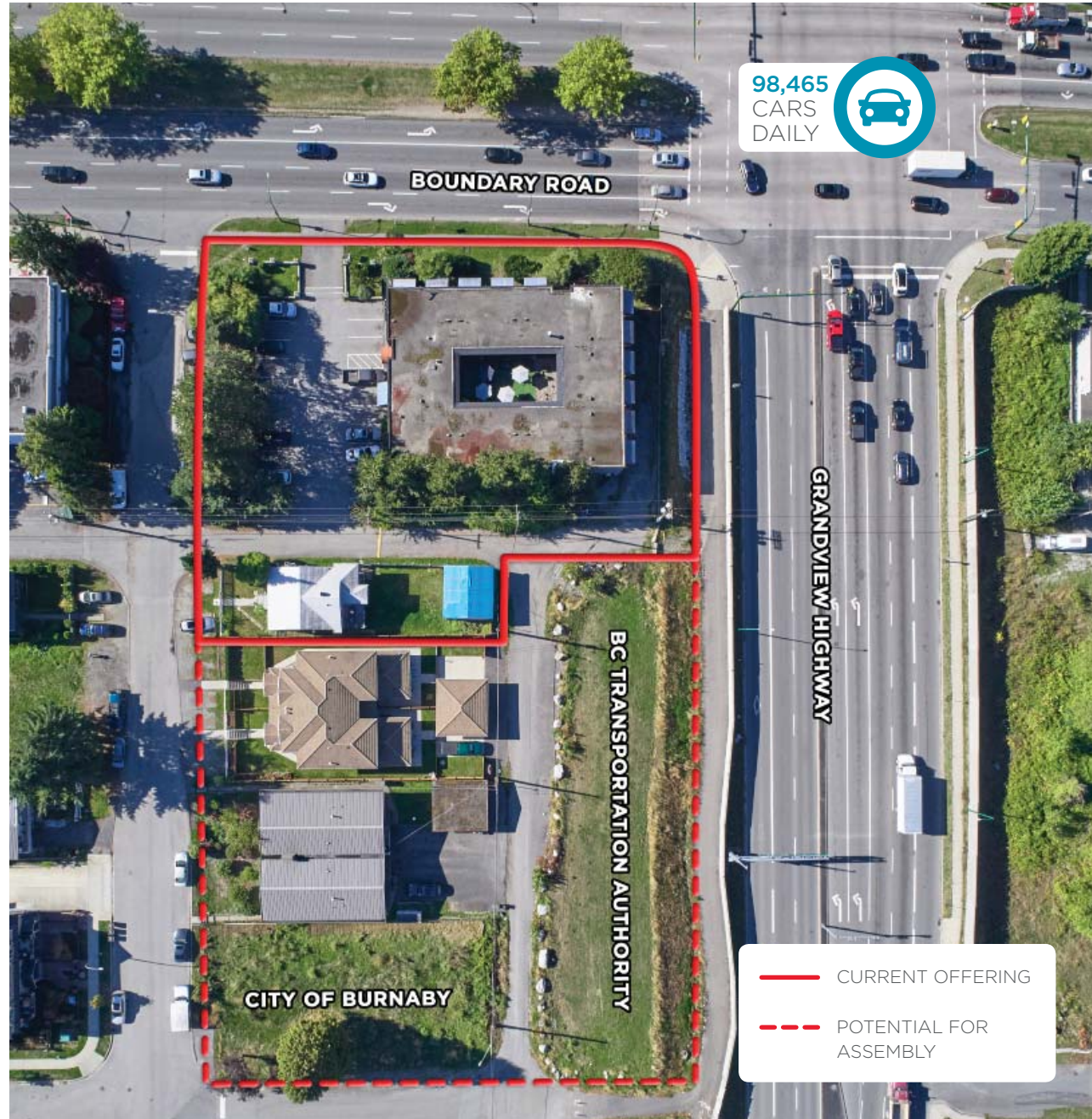
ACROSS THE STREET
FROM BUS ROUTE #28
TO JOYCE SKYTRAIN
STATION



15 MINUTE
WALK TO RUPERT
SKYTRAIN STATION



20 MINUTE
DRIVE TO
DOWNTOWN
VANCOUVER



98,465
CARS
DAILY



— CURRENT OFFERING

- - - POTENTIAL FOR
ASSEMBLY

Civic Address	2950 Boundary Road (New 401 Inn)	3723 Manor Street	Assembled Area
PID	003-355-683	002-855-445	
Legal Description	Lot A, Block 28, District Lot 69, New Westminster Land District Plan 1321	Lot 12 Block 28 District Lot 69 Group 1 New Westminster District Plan 1321	
Gross Taxes (2018)	\$57,928.92	\$4,573.13	\$62,502.05
Lot Size	24,516 sf	4,026 sf	28,542 sf / 0.655 acres
<i>*Potential to acquire up to an additional ±35,000 sf</i>			
Current Improvement	32-Room Boutique Hotel	Single Family Detached House	
Zoning	C-4	R-5	
OCP Designation	Medium Density Mixed-Use C-2 Community Commercial / RM-3 Multi-Family Residential		
Zoning / FSR	C-2 / 1.30 FSR (max. 3-storeys) & RM-3 / 1.10 FSR (wide range of retail uses) Total 2.40 FSR		
Maximum Potential Density	73,195 sf (including lane closure)		



28,542
Approximate Site Area



68,500 SF
Potential Buildable Area



ONE ONE 32 Room Hotel
Detached House



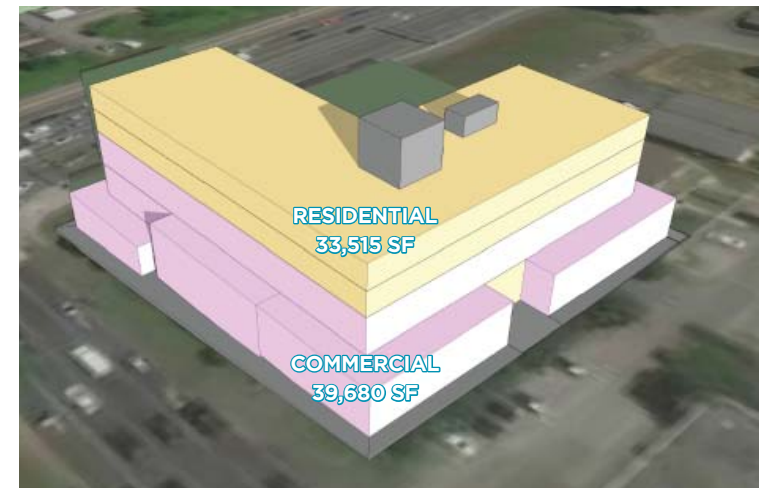
2.40
Floor Space Ratio



BROADVIEW URBAN VILLAGE PLAN

The subject properties are contained in the Broadview Urban Village plan (NCP). The land use designation map identifies the properties as yellow with red hatching. This area is permitted to build a three-storey building with one level of commercial at grade and two stories of residential above.

The Broadview Plan identifies that the property should be built according to the RM-3 (Multiple-Family Residential) and C-2 (Community Commercial) zoning designations.



FOR SALE

MIXED USE DEVELOPMENT SITE WITH HOLDING INCOME

2950 BOUNDARY ROAD & 3723 MANOR STREET BURNABY, BC



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