

For Sale

Mixed-Use Income Property
with Re-Development Potential



5501 Kingsway & 6582-6572 Denbigh Avenue
Burnaby, BC



CBRE Limited is pleased to present the opportunity to acquire 5501 Kingsway, 6582 Denbigh Avenue, and 6572 Denbigh Avenue (collectively the "Properties"). The offering represents a rare opportunity to acquire a well maintained low-rise building built and owned by the original owner. Fully leased to stable service-based businesses, 5501 Kingsway is competitively positioned in the trade area featuring ample signage opportunities, corner visibility and curb appeal, and a rare mix of secured underground parking & easily accessible surface parking stalls. The Properties are comprised of 3 legal parcels. 5501 Kingsway is improved by a 2-storey office building with underground parking. 6582 Denbigh Avenue is an above ground parking lot featuring 17 stalls. 6572 Denbigh Avenue is improved by a tenanted single family home. Furthermore, the Properties benefit from the optionality of redevelopment: the City of Burnaby has designated the properties in their Official Community Plan as a Rapid Transit Urban Village allowing for up to 12-storeys of residential and commercial.

INVESTMENT HIGHLIGHTS

Prime Location

High traffic Kingsway thoroughfare, corner visibility, vibrant trade area.

Re-Development Potential

Designated Mid-Rise Apartment 1 & Neighbourhood Commercial up to 12-storeys; demolition clauses in leases offer optionality to re-develop.

Accessible by Foot, Transit & Cars

Secured underground parking, drive-in surface parking, adjacent to Royal Oak Skytrain station, Highway-1 accesible, Kingsway frontage.

Highly Desirable Commercial Building

Well-maintained, attractive corner curb appeal, mixed underground & surface parking, multiple signage options, restaurant patio space, highly leasable units ranging from 500-3,500 SF.

Strong Holding Income

Strong neighbourhood tenancies including MacDonald Realty, Evolve Movement, Thumbs Up Hot Pot, and Pho Super Bowl. Built in rent escalations and demo clauses.



Salient Details



5501 KINGSWAY

- + Site Size 0.26 Acres (11,600 SF)
- + Building Size 10,468 SF
- + NOI \$324,031.58
- + Current Zoning C4 - Service Commercial District
- + Assessed Value (2026) \$4,960,000
- + Property Tax (2025) \$49,574.28
- + Parking Stalls 27 secured underground stalls

6582 DENBIGH AVENUE

- + Site Size 0.15 Acres (6,474 SF)
- + Current Zoning C4 - Service Commercial District
- + Assessed Value (2026) \$1,759,700
- + Property Tax (2025) \$16,991.46
- + Parking Stalls 17 surface stalls

6572 DENBIGH AVENUE

- + Site Size 0.14 Acres (6,185 SF)
- + NOI \$34,027.92
- + Current Zoning R1 - Residential - Low-Density Suburban
- + Assessed Value (2026) \$1,877,800
- + Property Tax (2025) \$5,809.88

TOTAL

- + Site Size 0.55 Acres (24,259 SF)
- + NOI \$358,059.50
- + Property Tax (2025) \$72,375.62
- + Burnaby Plan Designation Neighbourhood Commercial & Mid-Rise Residential (up to 12-storeys)

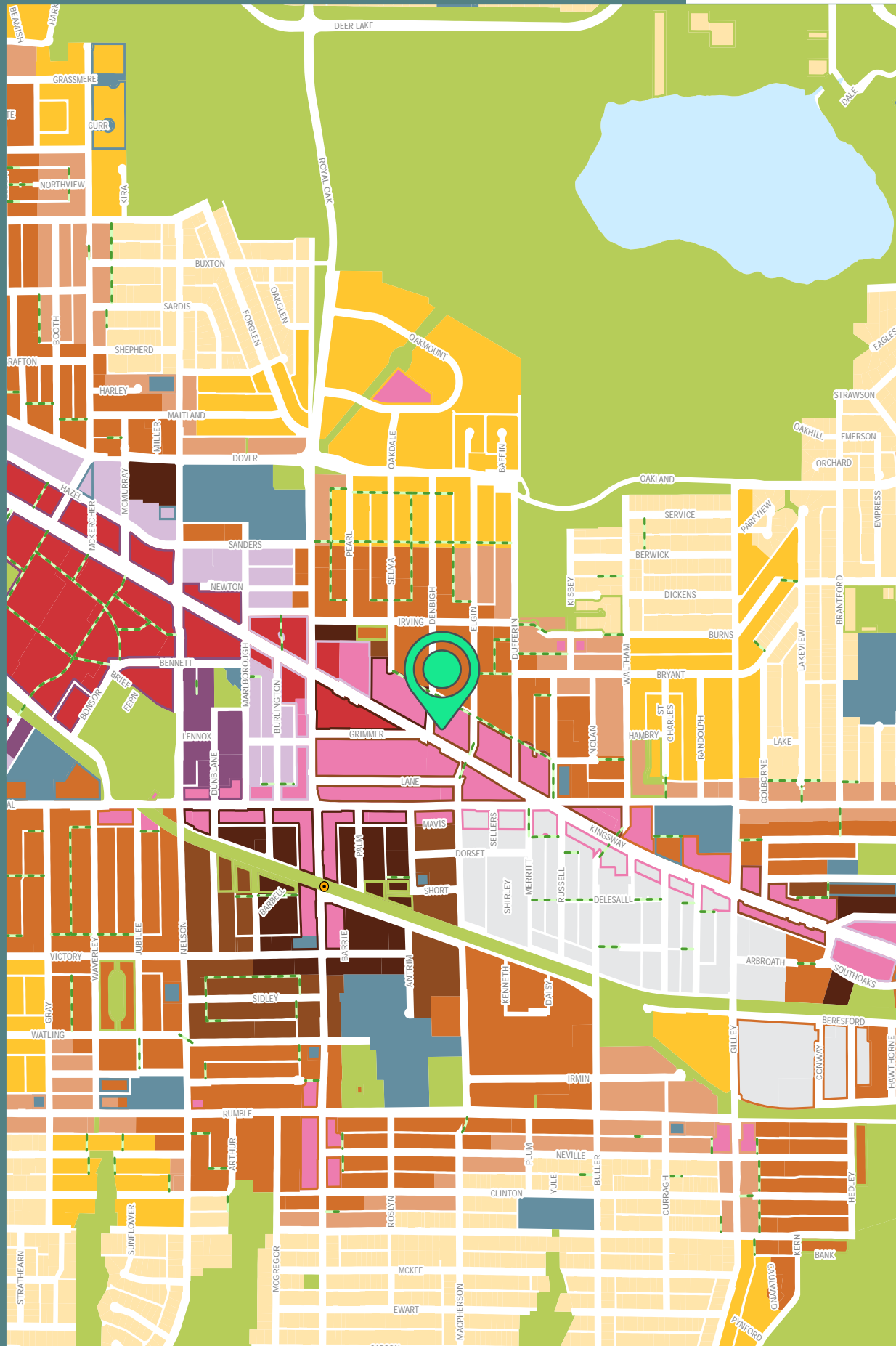
PRICING

- + Asking Price **\$9,200,000**
- + CAP Rate **3.89%**¹

TENANTS

- + MacDonald Realty, Liuyishou Hot Pot Burnaby, Pho Super Bowl, Evolve Burnaby RMT

¹ Further information provided on signing CA.



C4 SERVICE COMMERCIAL DISTRICT ZONING

The C4 Zoning for 5501 Kingsway and 6582 Denbigh Avenue permits a commercial use building with height up to 9.0m or 2 storeys. The zoning provides for the accommodation of vehicular oriented commercial uses of low intensity, and for commercial uses requiring large areas for storage and handling of materials, goods and equipment.

R1 RESIDENTIAL - LOW-DENSITY SUBURBAN ZONING

The R1 Zoning for 6572 Denbigh Avenue permits Small-Scale Multi-unit Housing (multiplex) up to a maximum of six (6) dwellings units on a lot, up to 3-storeys.

BURNABY OFFICIAL COMMUNITY PLAN METROTOWN COMMUNITY PLAN AREA

Under the City of Burnaby's Official Community Plan, the properties are located in the "Metrotown" community plan area. This area is considered Burnaby's downtown core, with a significant share of high-density residential and commercial uses, as well as major community, cultural, civic and entertainment facilities. Growth and development is focused around the Metrotown Station area, which provides direct access to the Expo Skytrain Line and other local and regional transit connections.

OCP LAND DESIGNATION

The Properties have both a base land use and overlay land use designation. The site may include base designation uses only, or a mix of base and overlay designation uses. The Properties' base land use designation is "Neighbourhood Commercial", intended to support pedestrian-oriented, local-serving commercial uses at a scale and intensity that meets the day-to-day needs of the surrounding neighbourhood, such as corner stores, small grocers, and coffee shops. The base use designation is CM1 Commercial requiring commercial at grade with the overlay base use designation Mid-Rise Apartment 1 allowing for up to 12-storeys residential condo with 10% inclusionary rental.

Location



The Properties are located in Burnaby's Metrotown area, offering immediate access to a high-density commercial district anchored by Metropolis at Metrotown and a broad mix of retail, dining, and professional services along Kingsway.

Located just minutes from the region's largest shopping destination and surrounded by numerous shops, restaurants, and service-based businesses, the area provides a dynamic and amenity-rich environment for both employees and visitors. The neighbourhood features a blend of office, retail, medical, and service-oriented spaces, with strong connectivity via major routes such as Kingsway, Boundary Road, and close access to the regional transit network, including the nearby Royal Oak SkyTrain Station.

Positioned within one of South Burnaby's most accessible commercial hubs, the Properties benefit from excellent connectivity to communities throughout the Lower Mainland.

DRIVE TIMES

- 3** minutes
Metropolis at Metrotown
- 12** minutes
The Amazing Brentwood
- 15** minutes
Lougheed Highway

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CBRE

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