

FOR SALE

7460 Edmonds Street, Burnaby



Cody Davis

PERSONAL REAL ESTATE CORPORATION

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SUMMARY

Welcome to 7460 Edmonds, a ~7000 sqft building on ~15,000 sqft of land which was substantially renovated in 2002. Currently on the Edmonds OCP as medium mix use up to 6 stories. COB is working on amending the OCP of the block to High Density. Currently tenanted till Summer 2026. Building could be demised into 3 areas and consists of office space, retail and warehouse.

Building is perfect for an owner operator, investor or developer as there is a potential land assembly with neighbours. Call listing agent for more details. Zoned C4 which allows lots of uses. <https://luccamarketing.ca/open/?a=coda120>

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Tommy Douglas Public Library



Edmonds Community Centre



High Gate Village



PROPERTY DETAILS

CIVIC ADDRESS:

7460 EDMONDS ST

LEGAL DESCRIPTION:

LOT A BLOCK 35 DISTRICT
LOT 30 GROUP 1 NEW
WESTMINSTER DISTRICT
PLAN 3036

PID:

002-485-991

ZONING:

C4

LEASE DETAILS

- 1 TENANT
- ~7000 SQFT
- POTENTIAL TO DEMISE INTO 4 SPACES

LOT SIZE:

.34 ACRES OR
14,932.21 SQFT

BUILDABLE SQFT:

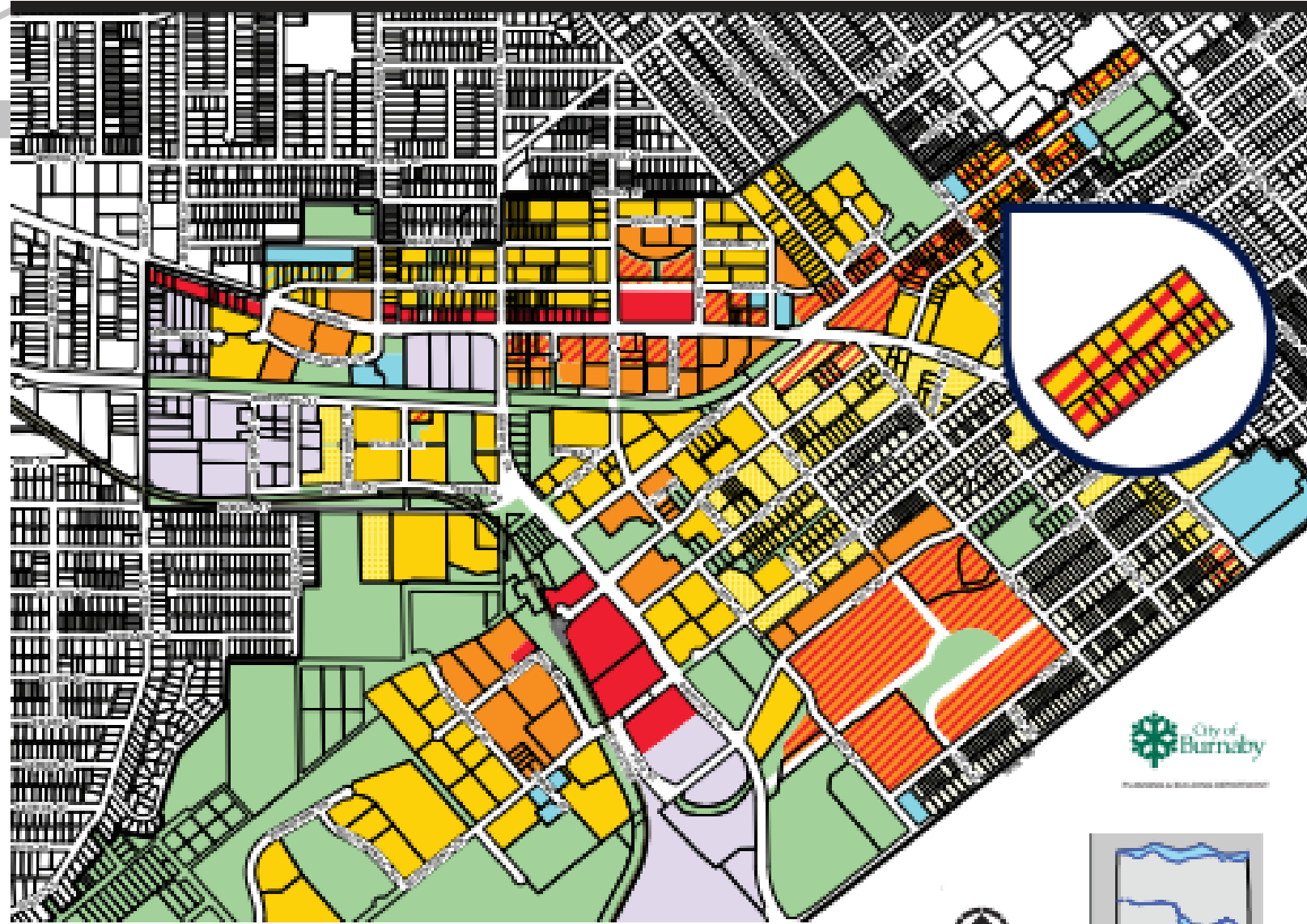
4.45 FSR+

ASKING PRICE:

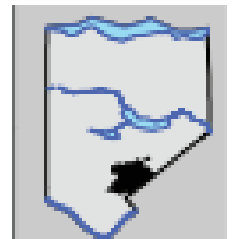
\$6,200,000



MEDIUM DENSITY MIXED USE



PLANNING & DEVELOPMENT DEPARTMENT



0 100 200 METERS

General Land Use Designation Key

- | | |
|--|--|
| Single and Two Family Residential | Low or Medium Density Multiple Family Res: |
| Medium Density Multiple Family Residential | Commercial |
| High Density Multiple Family Residential | Institutional |
| High Density Mixed Use | Industrial |
| Medium Density Mixed Use | Park and Public Use/Public School |
| Low/Medium Density Mixed Use | Institutional and Medium Density Residential |

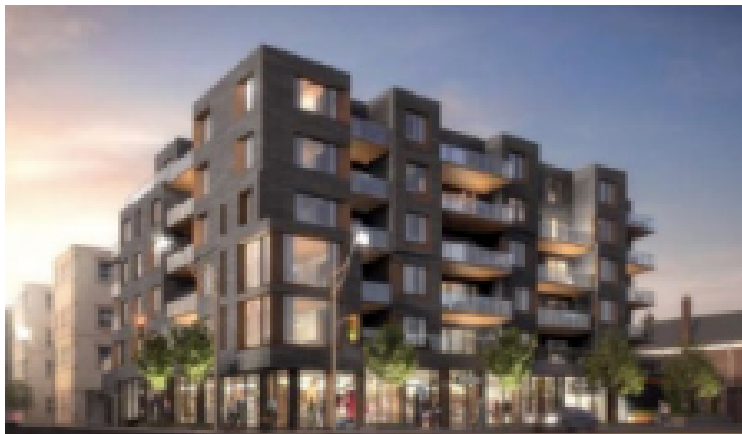


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CENTRAL LOCATION IN GREATER VANCOUVER



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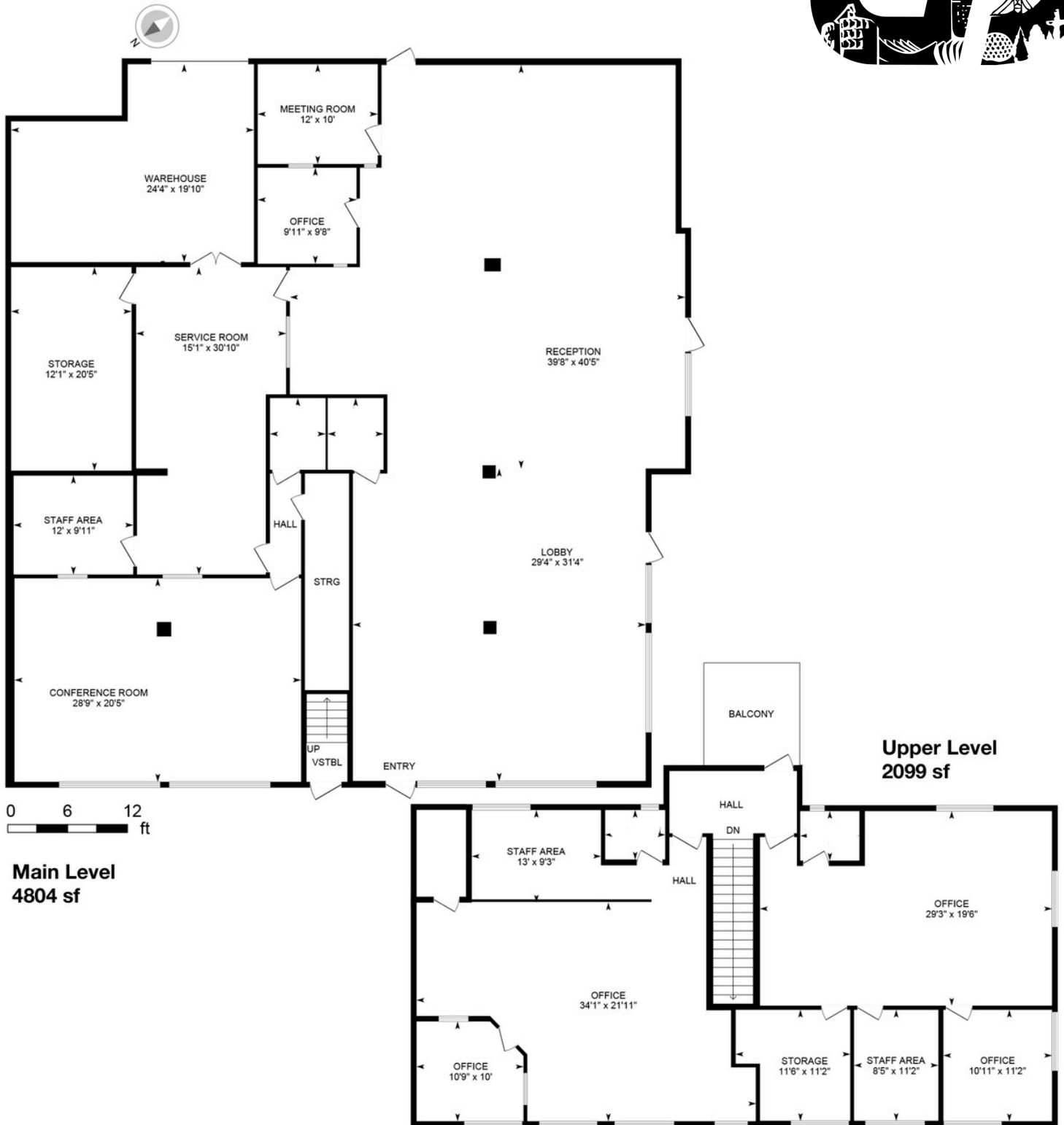
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7460 Edmonds St. Burnaby, BC

Total Area 6903 sf



Measurements and floor plan are approximate and are to be used for advertising purposes only. Not suitable for construction or architectural use. Square footage calculated using ANSI Z765 method. June 2024.



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