

6861 HASTINGS STREET, BURNABY
FREESTANDING MIXED-USE OPPORTUNITY

**FOR
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

NATHAN ARMOUR
PERSONAL REAL ESTATE CORPORATION
nathan@williamwright.ca
604.545.0636



Property Highlights



Turnkey Car Dealership & Automotive Shop



2004 Clean Phase 2 Report Available



investment or owner/occupier opportunity with residential rental income



Two freestanding mixed-use buildings with residential suites above



Located In The Newly Adopted Locdale Plan

6861 Hastings Street

William Wright is pleased to present the opportunity to acquire a mixed-use freestanding industrial building located on Hastings Street in the Burnaby Lochdale Community. The lot is 7,881 sq. ft. with two freestanding mixed-use commercial and residential 2-story buildings that generate \$64,800.00 per annum. One building has 635 sq. ft. of retail with a residential suite above, and the second building contains an auto body shop with two residential suites above. Since 1992 the owner has operated the auto body and car dealership shop that features four bay doors, a downdraft paint booth, a hoist, storage, and equipment to run a successful auto body business. The property features large retail display windows and exceptional signage exposure to the high foot and vehicle traffic fronting Hastings Street, which carries an average of 30,000 passing vehicles daily. The real estate is positioned on a corner lot and is located in a highly desired area that presents the opportunity for future development.



Salient Facts

LOT SIZE

+/- 7,881 SQFT

BUILDING SIZE

+/- 5,515 SQFT

ZONING

M-1

PARKING

30 Stalls

PROPERTY TAXES

\$21,186.55

PID

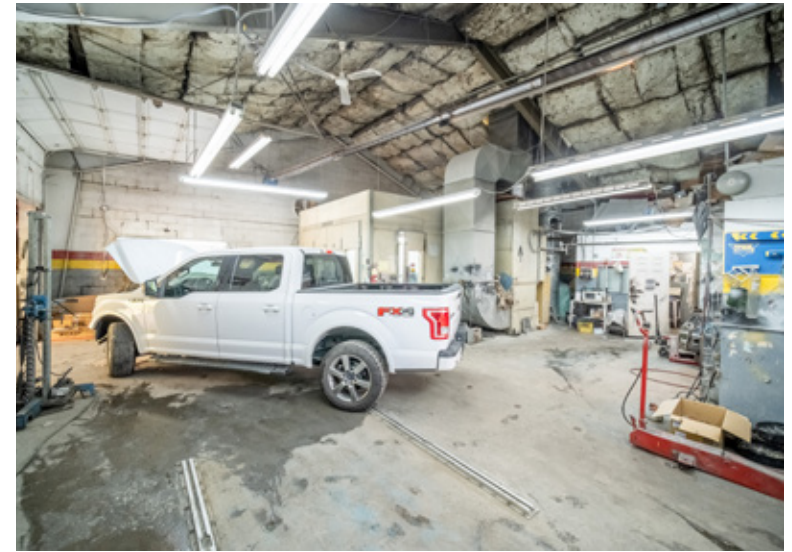
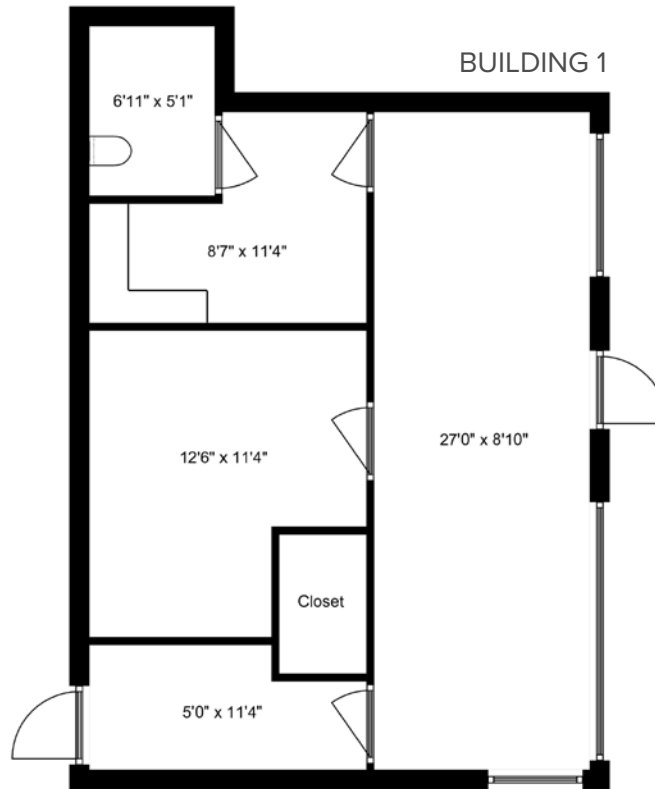
007-328-672

LEGAL DESCRIPTION

Lot 10 Plan NWP1949 District Lot 206
Land District 1 Land District 36 Except
Plan 21763 6745-0388

PRICE

\$3,955,000



Sizes are approximate and based on architectural measurements.

BUILDING 2





Location

Lochdale is a distinct community within Burnaby that has close accessibility to parks, trails, and nature. The location is well-served by public transportation and is transitioning into a new urban village setting where the residents can enjoy a diverse mix of housing, services, activities, and experiences. The Lochdale area is in proximity to other urban villages in North Burnaby which includes the Heights, Capitol Hill, and SFU. The future of Lochdale aims to create a world-class, carbon-neutral city.

For More Information Contact

NATHAN ARMOUR
 PERSONAL REAL ESTATE CORPORATION
nathan@williamwright.ca
604.545.0636