

1570 Sperling Avenue, Burnaby

SPERLING 5 — A RARE OPPORTUNITY TO OWN A HIGH PERFORMING MULTIFAMILY ASSET IN NORTH BURNABY



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property overview



ADDRESSES

1570 Sperling Avenue, Burnaby, BC
6705 Winch Street, Burnaby, BC

COMMUNITY

Sperling-Duthie

NO. OF UNITS

5

UNIT MIX

1 bedroom: 2
2 bedroom: 2
3 bedroom: 1

AVERAGE UNIT SIZE

828 SF

TOTAL PARKING STALLS

5

GROSS RENT

\$136,583 (2025)

EXPENSES

\$17,722 (2025)

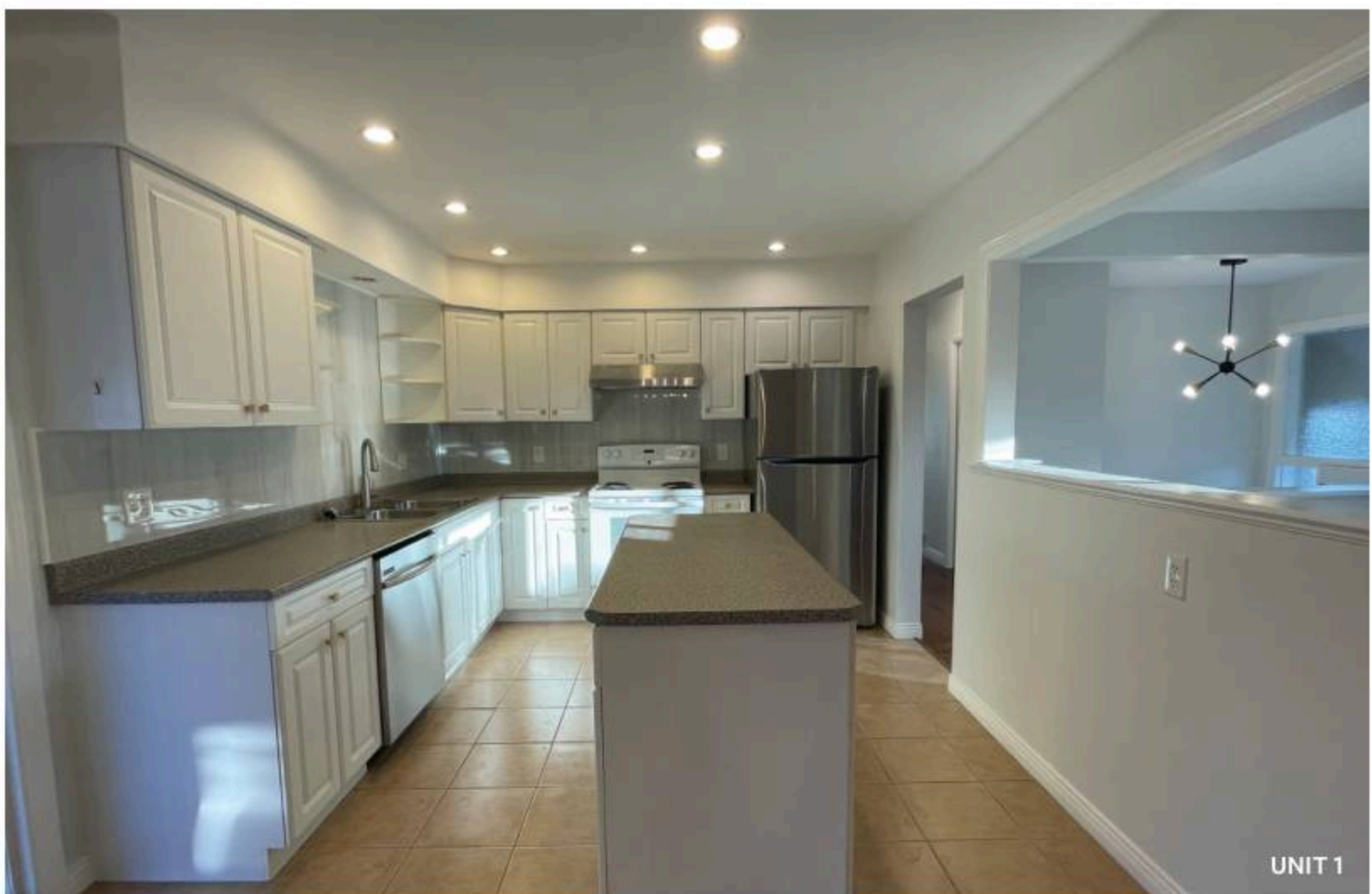
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\$118,861 (2025)



rental rates

UNIT	BEDROOMS	POTENTIAL RENT
1	3	\$3,300
2	2	\$2,800
3	2	\$3,000
4	1	\$1,950
5	1	\$1,900
		\$12,950/mo
		\$155,400/yr



why invest here

1. Income generating five suite property with approximately \$136k gross income and clear upside through rent optimization, plus external storage lockers for added revenue.
2. Significant capital improvements, reducing near-term costs and improving long-term stability.
3. Nine bedrooms and six bathrooms on a 9,040 sqft lot with strong rental appeal across multiple tenant profiles, plus 5 parking stalls with lane access.
4. Prime North Burnaby location near transit, schools, shopping, parks, tennis, pickleball, and golf.
5. Future development potential adds long-term upside.



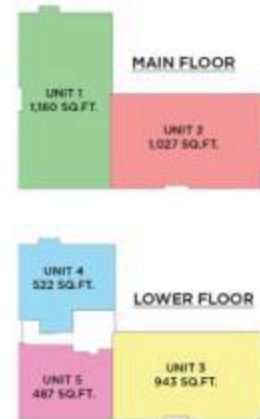
floor plans

1570 SPERLING AVE BURNABY, BC

9 BEDROOMS + 6 BATHROOMS

MAIN FLOOR: 2,214 SQ.FT.
LOWER FLOOR: 2,133 SQ.FT.
TOTAL INTERIOR: 4,347 SQ.FT.

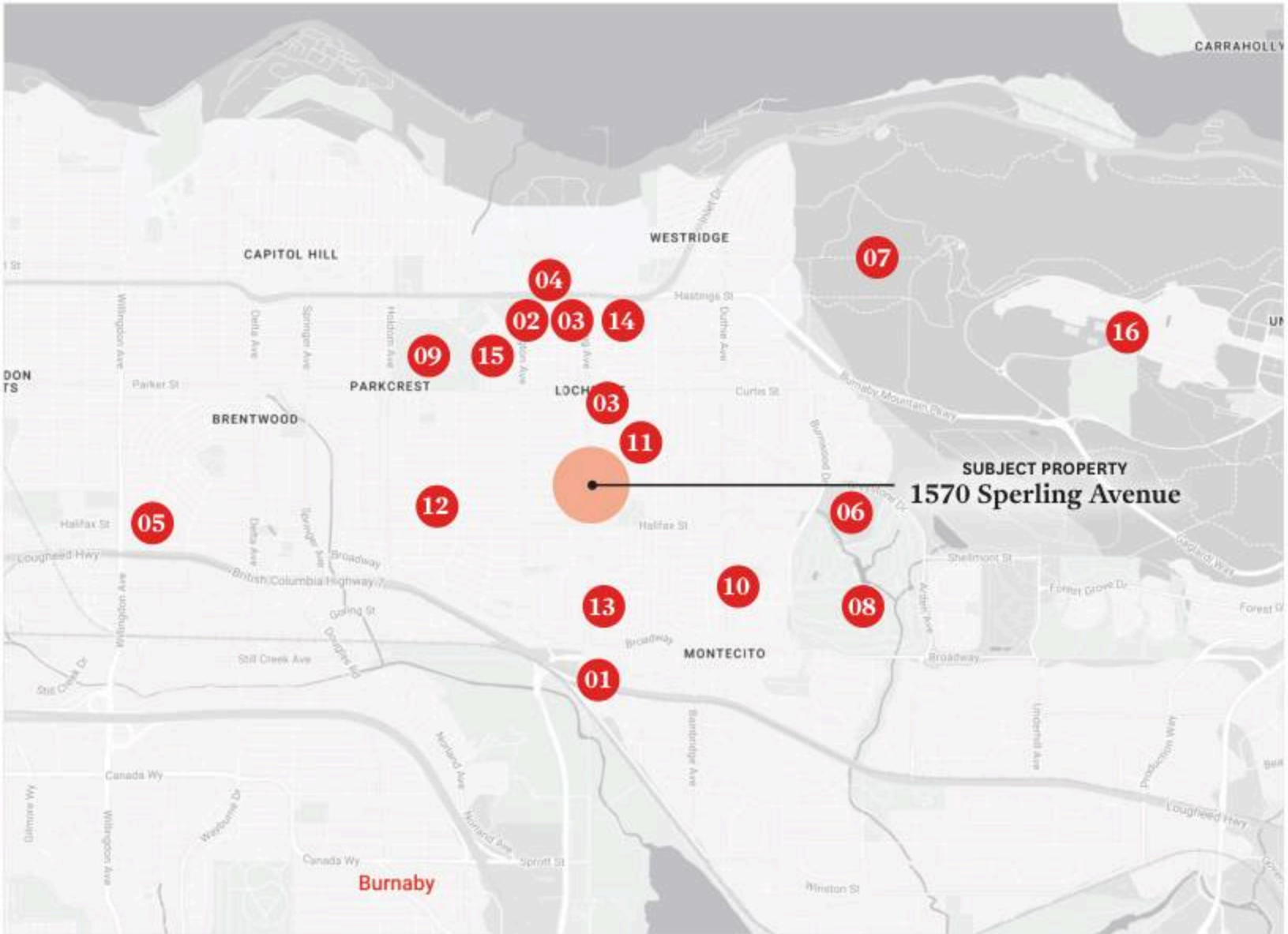
EXTERIOR LIVING: 1,151 SQ.FT.
EXTERIOR STORAGE: 364 SQ.FT.



Floor plans not suitable for architectural/construction purposes. ANS/ZN's should used to calculate square footings. Buyer to verify. CAD issued for \$1000.000.



area map



NEARBY AMENITIES

Transit:

1. Sperling–Burnaby Lake SkyTrain Station

Shopping:

2. Kensington Square
3. Safeway
4. Shoppers Drug Mart
5. The Amazing Brentwood

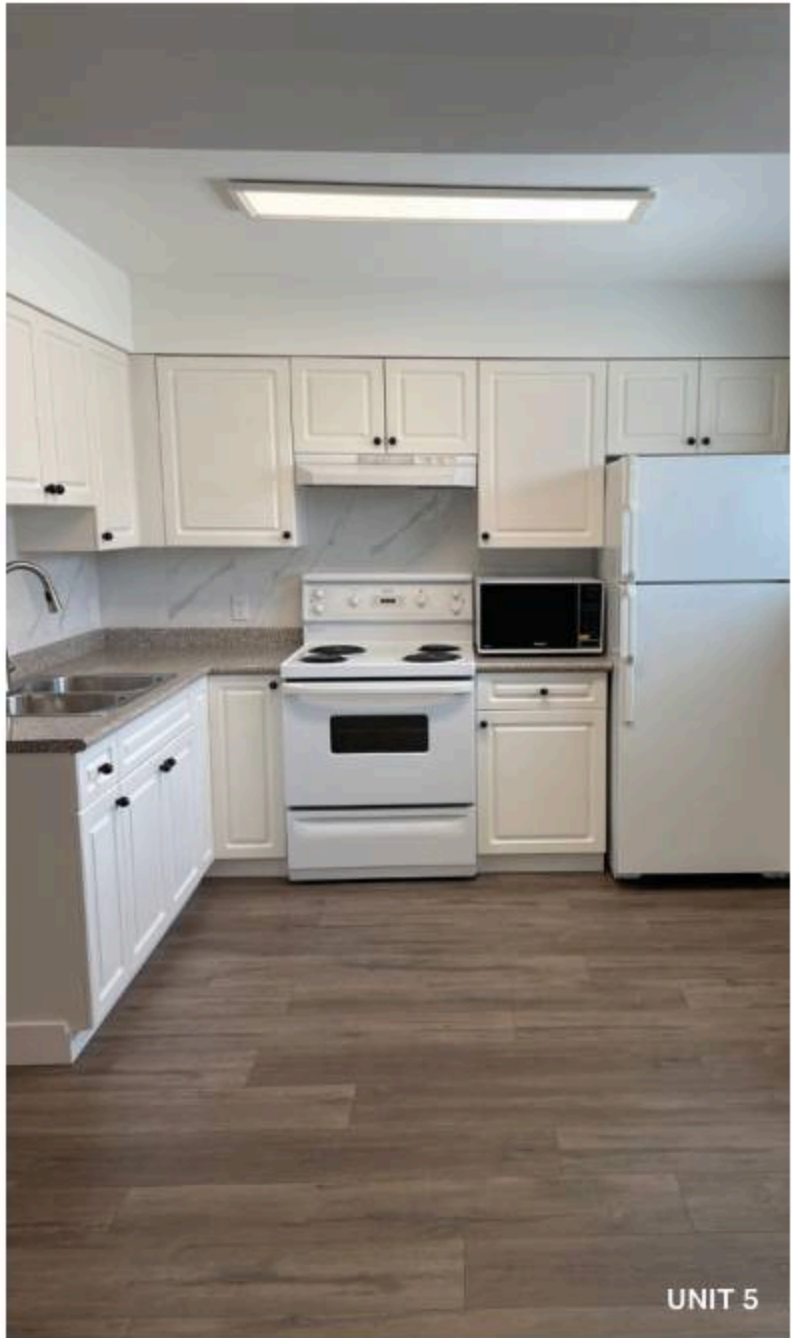
Parks/Recreation:

6. Squint Lake Park
7. Burnaby Mountain Park
8. Burnaby Mountain Golf Course
9. Kensington Pitch & Putt

Schools:

10. Montecito Elementary
11. Lochdale Community School
12. Parkcrest Elementary
13. Sperling Elementary
14. Westridge Elementary
15. Burnaby North Secondary
16. SFU







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