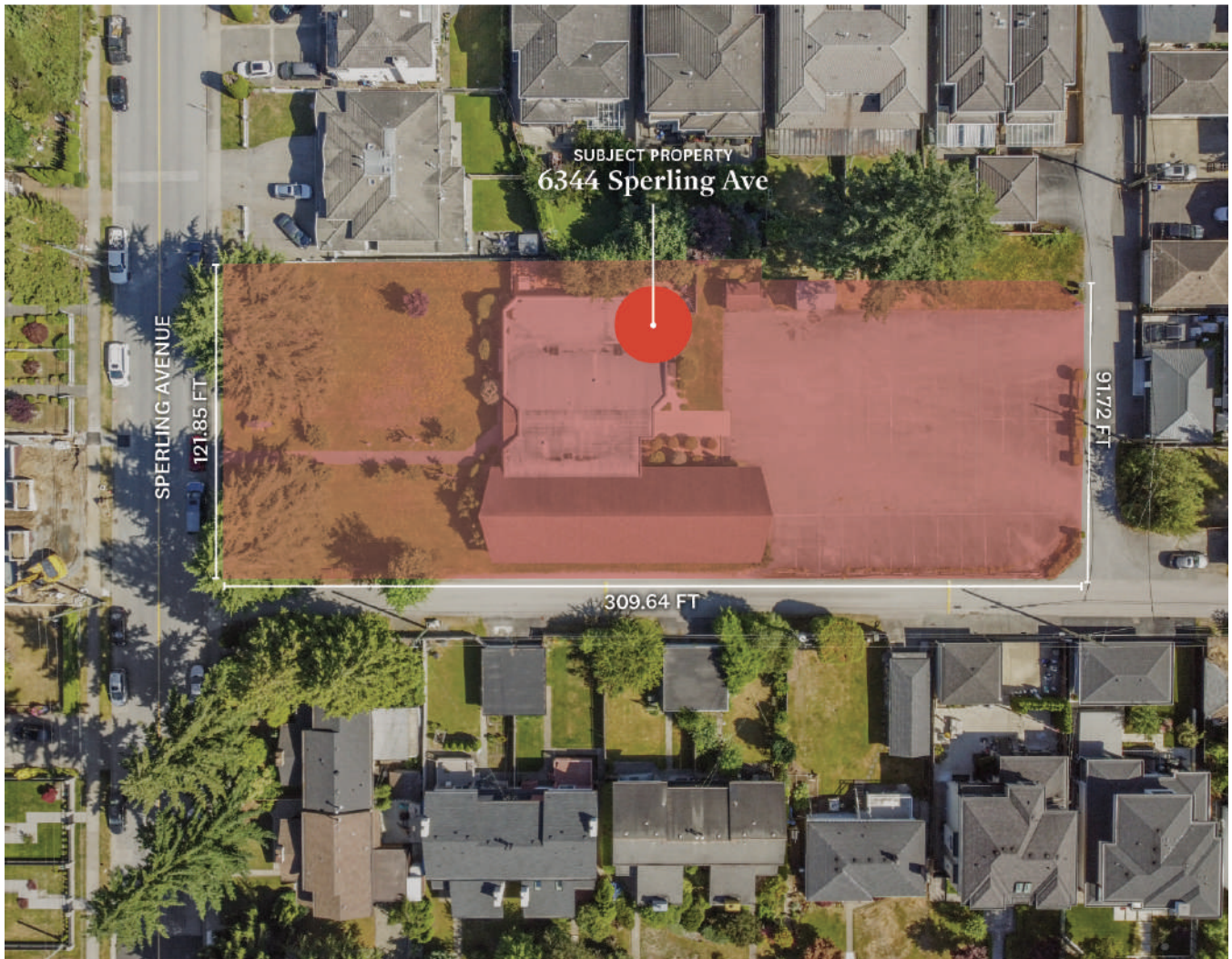


FOR SALE

6344 Sperling Avenue, Burnaby, BC

DEVELOPMENT LAND FOR SALE



Jason Lai
PERSONAL REAL ESTATE CORPORATION

778.996.1788

Amber Wang
PERSONAL REAL ESTATE CORPORATION

604.723.1071

rennie

the opportunity

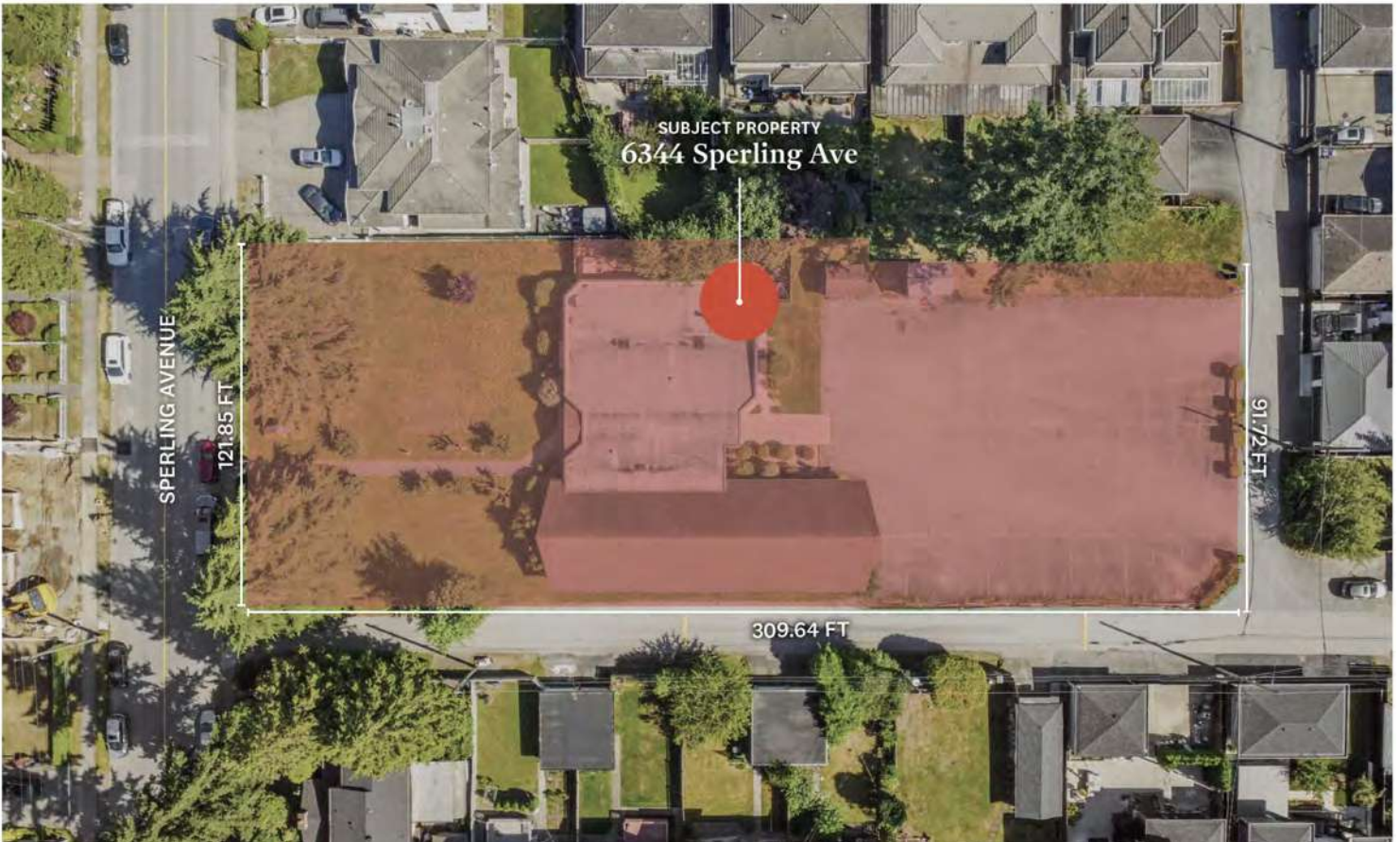
OVERVIEW

Rennie & Associates Realty is pleased to present an exceptional opportunity to acquire a premier redevelopment site in Burnaby's prestigious Buckingham Heights neighborhood. The site comprises a single rectangular shaped parcel totaling over 37,000 square feet, and currently houses the Emmaus Lutheran Church, constructed circa 1966.

Located on the east side of Sperling Avenue, between Stanley Street and Burns Street, the site features over 121 feet of frontage along Sperling Avenue with a depth of over 309 feet. The site offers ease of accessibility to transit, parks, and surrounding community amenities; presenting both immediate functionality and significant long-term redevelopment potential.



site profile



SUBJECT PROPERTY

6344 Sperling Avenue, Burnaby, British Columbia

PROPERTY DESCRIPTION

Located on the east side of Sperling Avenue, between Stanley Street and Burns Street

LOT SIZE (EST.)

37,666 sq.ft

LOT DIMENSIONS (EST.)

Sperling Avenue: 121.85 feet
Depth: 309.64 feet

BUILDING SIZE (EST.)

6,653 sq.ft

PROPERTY TAXES (2024)

\$615.50

BC ASSESSMENT VALUE (2026)

\$2,887,900

ZONING

P1 – Neighborhood Institutional District

LEGAL DESCRIPTION

PID: 002-953-412
LOT 12 DISTRICT LOT 92 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN 23891

LAND USE DESIGNATION

Current OCP Designation:
Single and Two Family Urban Area

Potential Land-Use:

Burnaby 2050 OCP – Phase 4 (To Be Confirmed)
Small-Scale Multi-Unit Housing / Low-Rise Apartment 1

ASKING PRICE

Contact listing agent



land use

BURNABY 2050

Official Community Plan Draft



- Parks, Open Spaces and Natural Areas
- Small-Scale Multi-Unit Housing
- Townhouse
- Low-Rise Apartment 1
- Low-Rise Apartment 2
- Mid-Rise Apartment 1
- Mid-Rise Apartment 2
- High-Rise Apartment 1
- High-Rise Apartment 2
- High-Rise Apartment 3
- Institutional
- Special Study Areas

Small-Scale Multi-Unit Housing	Residential multiplex up to 4 units and up to 6 units in locations 400 metres from a frequent transit bus stop
Townhouse	Residential (4 storeys)
Low-Rise Apartment 1	Residential (4 storeys)
Low-Rise Apartment 2	Residential (6 storeys, or 8 storeys for sites within 800 metres of a SkyTrain station)
Mid-Rise Apartment 1	Residential (12 storeys)
Mid-Rise Apartment 2	Residential (20 storeys)
High-Rise Apartment 1	Residential (30 storeys)
High-Rise Apartment 2	Residential (40 storeys)
High-Rise Apartment 3	Residential (50+ storeys)

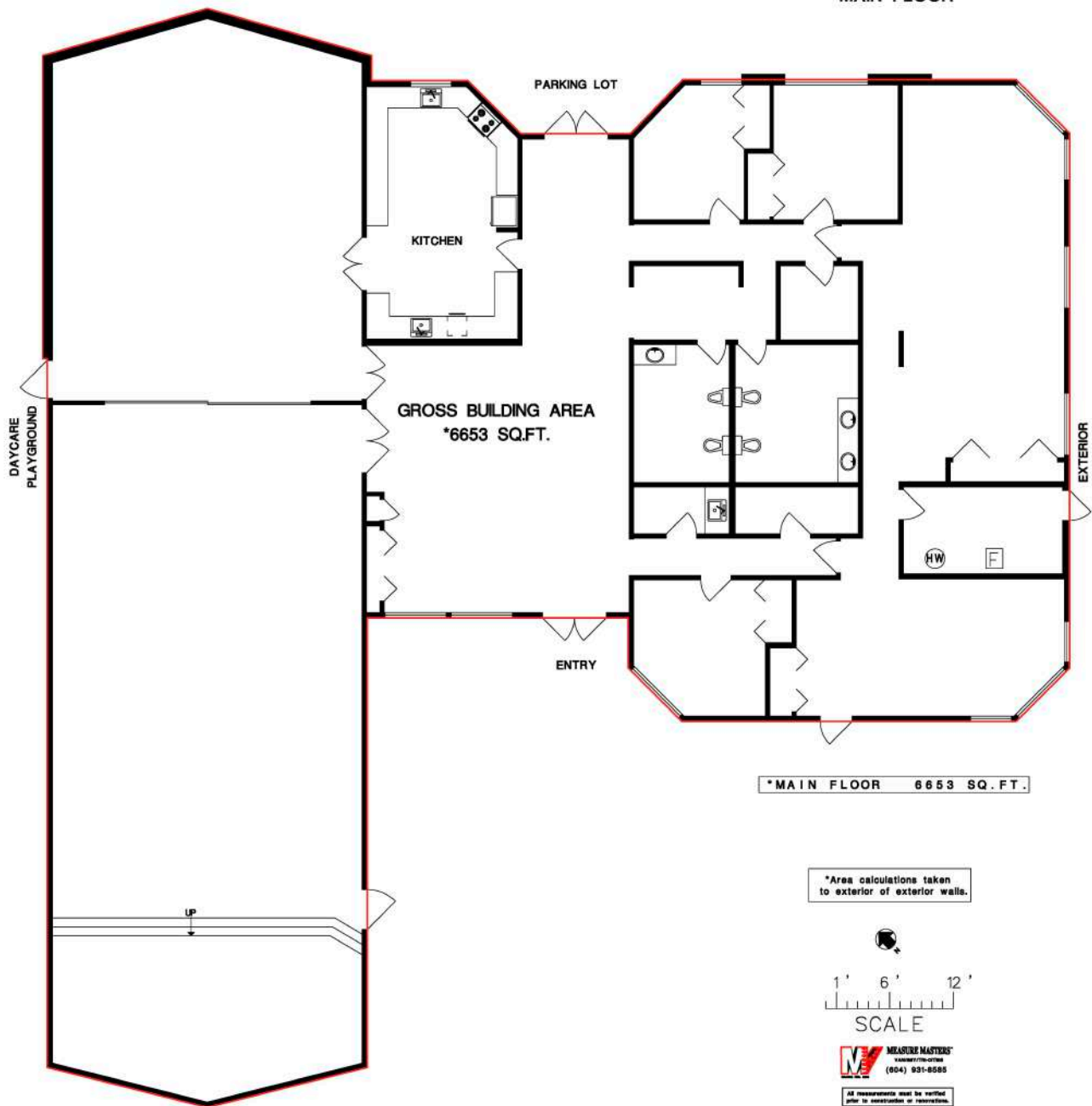


floor plan

EXISTING PROPERTY AT:

6344 SPERLING AVE.,
BURNABY, B.C.

MAIN FLOOR



area map



WALK SCORE

 15/100 Car-Dependent Almost all errands require a car.	 48/100 Some Transit A few nearby public transportation options.	 51/100 Bikeable Some bike infrastructure.
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NEARBY AMENITIES

1. Deer Lake Park
2. Brantford Elementary School
3. Buckingham Elementary School
4. Morley Elementary School
5. Metrotown
6. Save-On-Foods
7. Shoppers Drug Mart
8. BMO Bank
9. Royal Oak SkyTrain Station



site area



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