



FOR SALE | Fully Leased Retail Building with Second Floor Office

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4012 Hastings Street Burnaby, BC

Opportunity

To acquire a 100% freehold interest in a fully leased retail with second floor office building that is geared to medical, dental, pharmacy and lab tenants creating excellent synergy amongst the tenants.

Location

The property is located in the Burnaby Heights neighbourhood area in the northern portion of the City of Burnaby. More specifically it is located mid-block on the south side of Hastings Street between MacDonald Avenue to the west and Gilmore Ave to the east. Hastings St is a busy commercial corridor providing access to the City of Vancouver and Highway 1 to the west and Simon Fraser University/Burnaby Mountain, City of Port Moody and Coquitlam to the east.





Salient Details

Legal Description

Lot 2, Block 12, Plan NWP1236, District Lot 116, Group 1, New Westminster Land District, Ex N20' PID: 003-060-870

Building Size

9,236 SF constructed circa 1926 and significantly renovated in 2010

Lot Size

5,100 SF (50' x 102')

Tenancy

The Dental Studio 1,016 SF; VStar Pharmacy 900 SF; LifeLabs 2,200 SF; and Norburn Medical 5,120 SF (2nd Floor)

Zoning

C-8

Parking

4 tandem stalls providing parking for 8 vehicles located within the building accessed from the lane

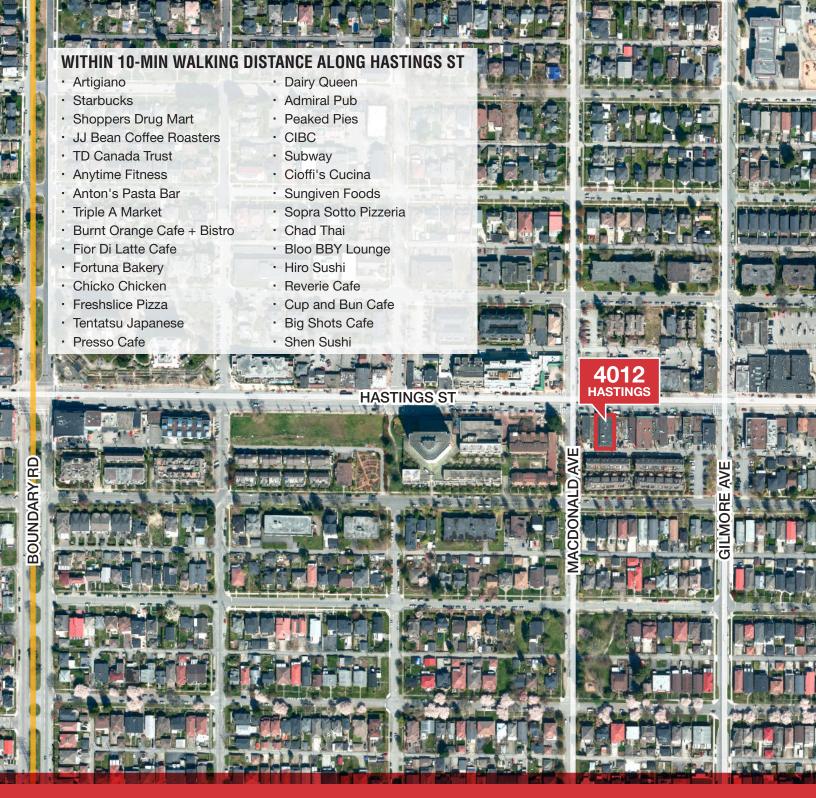
Gross Taxes (2024)

\$62,519.42

Net Operating Income (2025) \$232,678

Price \$6,317,500





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VERY WALKABLE

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VERY BIKEABLE Sam Nakhleh
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