



4012 Hastings Street | Burnaby, BC

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

WITHIN 10-MIN WALKING DISTANCE ALONG HASTINGS ST

- Artigiano
- Starbucks
- Shoppers Drug Mart
- JJ Bean Coffee Roasters
- TD Canada Trust
- Anytime Fitness
- Anton's Pasta Bar
- Triple A Market
- Burnt Orange Cafe + Bistro
- Fior Di Latte Cafe
- Fortuna Bakery
- Chicko Chicken
- Freshslice Pizza
- Tentatsu Japanese
- Presso Cafe
- Dairy Queen
- Admiral Pub
- Peaked Pies
- CIBC
- Subway
- Cioffi's Cucina
- Sungiven Foods
- Sopra Sotto Pizzeria
- Chad Thai
- Bloo BBY Lounge
- Hiro Sushi
- Reverie Cafe
- Cup and Bun Cafe
- Big Shots Cafe
- Shen Sushi

HASTINGS ST

4012
HASTINGS

BOUNDARY RD

MACDONALD AVE

GILMORE AVE



82

VERY
WALKABLE



77

VERY
BIKEABLE

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