

# FOR SALE

7590 KINGSWAY, BURNABY, B.C.



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**CONFIDENTIALITY AGREEMENT**

**HIGH-EXPOSURE CORNER LOT | OWNER OCCUPIER OPPORTUNITY**

HIGHWAY 1A | KINGSWAY (18,000 VPD)

122 FEET (ALONG KINGSWAY)

135 FEET (ALONG 14 AVE)

14 AVENUE

- ✓ 122 FEET OF KINGSWAY FRONTAGE
- ✓ PURPOSE-BUILT 6-BAY AUTOMOTIVE FACILITY
- ✓ AVAILABLE WITH VACANT POSSESSION
- ✓ FLEXIBLE CD ZONING ALLOWING DIVERSE USES

Marcus & Millichap

# OPPORTUNITY

7590 Kingsway, Burnaby, B.C. (the “Subject Property”) is a prominent corner site at Kingsway and 14th Avenue, offering 122 feet of frontage and pylon signage along one of Burnaby’s busiest corridors linking East Vancouver and New Westminster.

The Subject Property is improved with a single-storey, purpose-built automotive service building featuring six drive-in grade doors, ideal for an owner-occupier. Vacant possession is available 01-Apr-2026, providing immediate occupancy and future redevelopment potential under the Medium Density Mixed Use (Low Rise Apartment 2) designation in the newly adopted Edmonds Community Plan.



## Strategic Kingsway Location

High-exposure corner lot along Kingsway with over 18,500 vehicles per day (VPD), providing excellent visibility and connectivity across the Lower Mainland.



## Purpose-Built Automotive Facility

Single-storey, 6-bay automotive service building with grade-level drive-in doors and efficient site access, ideally suited for automotive and trade-oriented uses.



## Owner-Occupier Opportunity

Rare opportunity to acquire a functional automotive facility in a core Burnaby location, available with vacant possession.



## Functional Site and Parking

Freestanding commercial building comprising approximately 3,696 SF on a 16,108 SF corner lot with surface parking and three points of ingress and egress.



## Long-Term Development Potential

Designated Medium Density Mixed Use (Low Rise Apartment 2) under the recently adopted Edmonds Community Plan, positioning the site for future redevelopment.



# SALIENT DETAILS

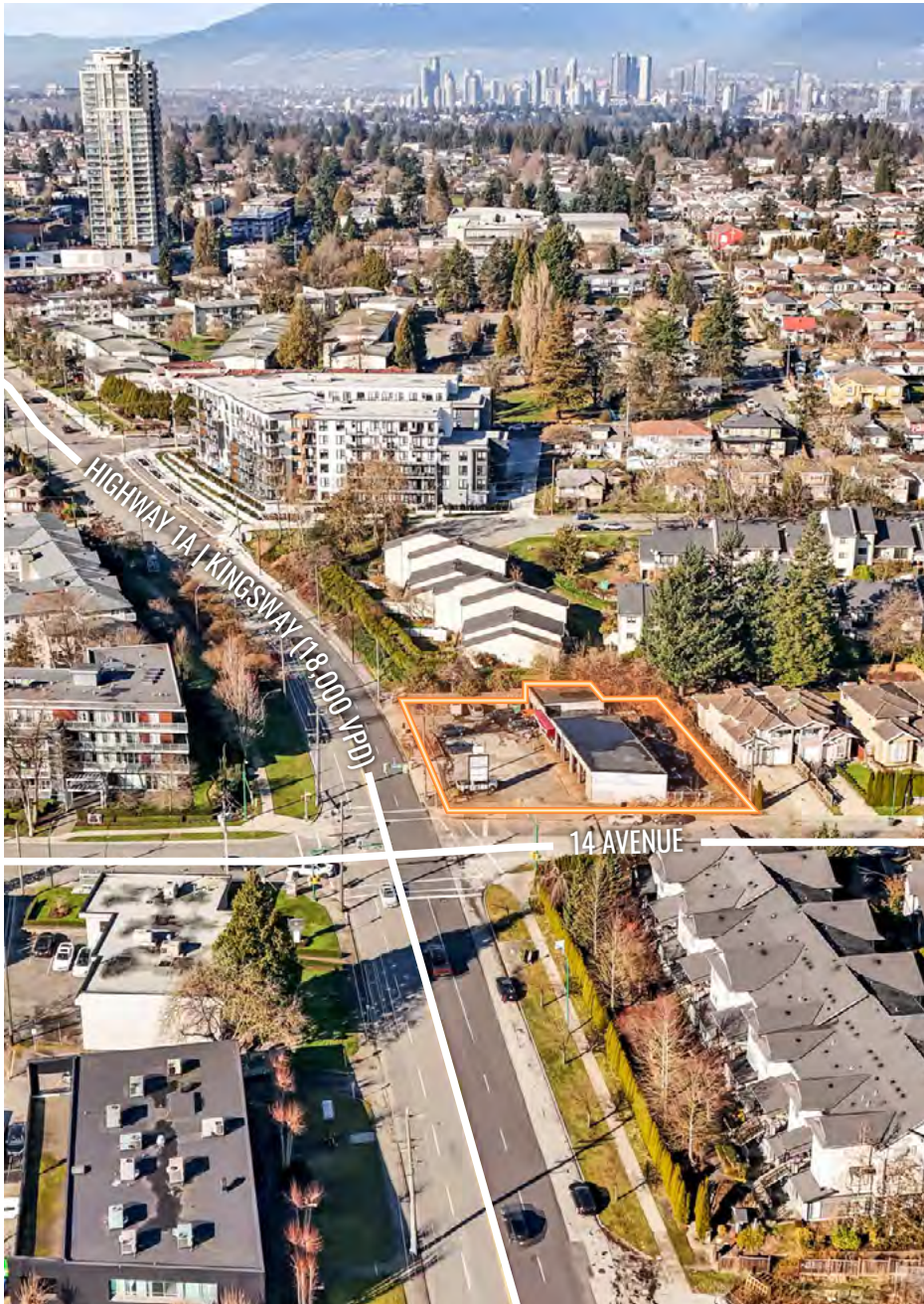
Address:	7590 Kingsway, Burnaby, B.C.
Legal Description:	PARCEL D, BLOCK 26, PLAN NWP3035, DISTRICT LOT 29, GROUP 1, NEW WESTMINSTER LAND DISTRICT, (PLAN WITH FEE DEPOSITED 52254F) & LOT 5, PLAN NWP9524, DISTRICT LOT 29, GROUP 1, NEW WESTMINSTER LAND DISTRICT
PID:	010-808-141 & 011-400-480
Year Built:	1955
Zoning:	<a href="#">CD - Comprehensive Development</a> <a href="#">M1 - Manufacturing District</a>
Site Size:	16,108 SF (BC Assessment)
Building Size:	3,696 SF
Environmental:	Phase I & Phase II ESA available upon execution of the Confidentiality Agreement.
Property Tax (2025):	\$37,617
Price:	\$3,600,000



## OCP / COMMUNITY PLAN DESIGNATIONS

OCP Land Use (Base): Neighbourhood Commercial  
OCP Land Use (Overlay): Low-Rise Apartment 2 - up to 6-8 storeys (outside Transit-Oriented Development Area)  
NCP: Edmonds Community Plan ([refer to Community Plan](#))

# LOCATION OVERVIEW



Burnaby is the third-largest city in British Columbia and is centrally located within Metro Vancouver, offering direct access to Vancouver and efficient regional connectivity via Kingsway, Highway 1, and other major transportation corridors. The city supports a diversified employment base supported by technology, film production, healthcare, and education sectors. Ongoing urban intensification, driven in part by the recently adopted Edmonds Community Plan, continues to reinforce Burnaby's role as a major urban centre within the region through continued residential and mixed-use redevelopment across established neighbourhoods.



Third-largest city in British Columbia, with an estimated population of approximately 297,900 residents (2025) and a designated growth centre within Metro Vancouver



Directly adjacent to Vancouver, providing immediate access to Downtown and major employment hubs



Excellent regional connectivity via Highway 1, Kingsway, Lougheed Highway, and multiple SkyTrain lines



Home of Simon Fraser University (SFU) and the British Columbia Institute of Technology (BCIT)



Ongoing urban intensification supported by the recently adopted Edmonds Community Plan, with continued residential and mixed-use redevelopment

# SURROUNDING CONSIDERATIONS



# PROPERTY PHOTOS



7590 KINGSWAY

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