

FOR SALE

4680 Hastings Street

Burnaby, BC

Mixed-use investment property with redevelopment potential in North Burnaby



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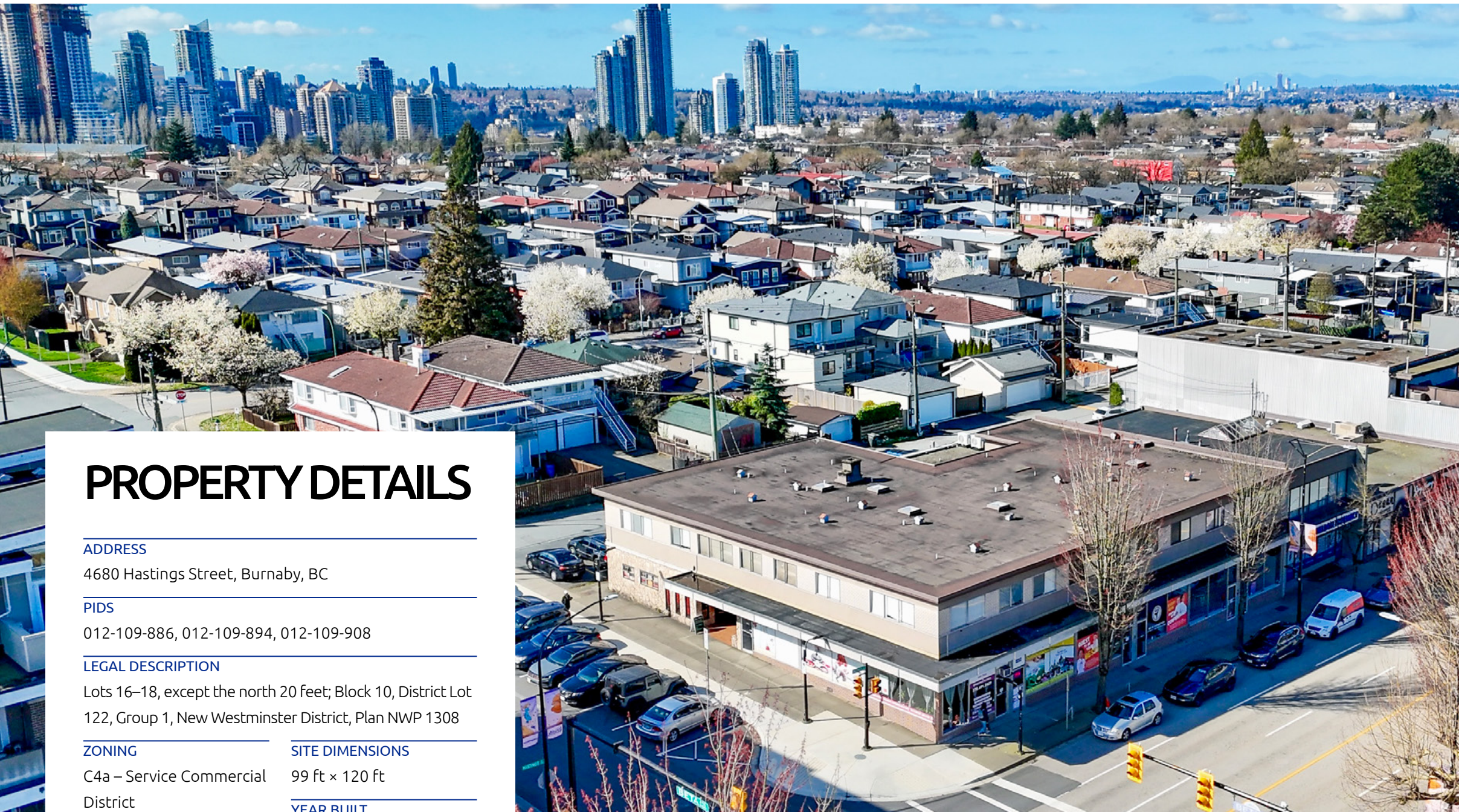
OPPORTUNITY

4680 Hastings Street is a well-located mixed-use investment property, offering stable in-place revenue with meaningful long-term upside. The property benefits from a diversified income stream, a strong neighbourhood commercial context, and planning support that enhances long-term redevelopment optionality. The building is well maintained and positioned for continued performance, while the site's corner location and scale enhance overall property desirability. The frontage and configuration support premium retail potential, reinforcing the asset's appeal to income-oriented investors with a mid- to long-term investment horizon.

SUBJECT
PROPERTY

Hastings St





PROPERTY DETAILS

ADDRESS

4680 Hastings Street, Burnaby, BC

PIDS

012-109-886, 012-109-894, 012-109-908

LEGAL DESCRIPTION

Lots 16-18, except the north 20 feet; Block 10, District Lot 122, Group 1, New Westminster District, Plan NWP 1308

ZONING

C4a - Service Commercial District

SITE DIMENSIONS

99 ft x 120 ft

LOT SIZE

11,880 sf

YEAR BUILT

1960

BUILDING AREA

Commercial (Main Level)	7,601 sf
Residential (Upper Level)	8,199 sf (incl. common area)
	15,800 sf (approx.)

BC ASSESSMENT (2026 - AS OF JULY 1, 2025)

Land	\$4,426,000
Buildings	\$3,467,000
Total	\$7,893,000

PROPERTY TAXES (2025)

\$64,447.18

NET OPERATING INCOME

Contact listing agents

SALE PRICE

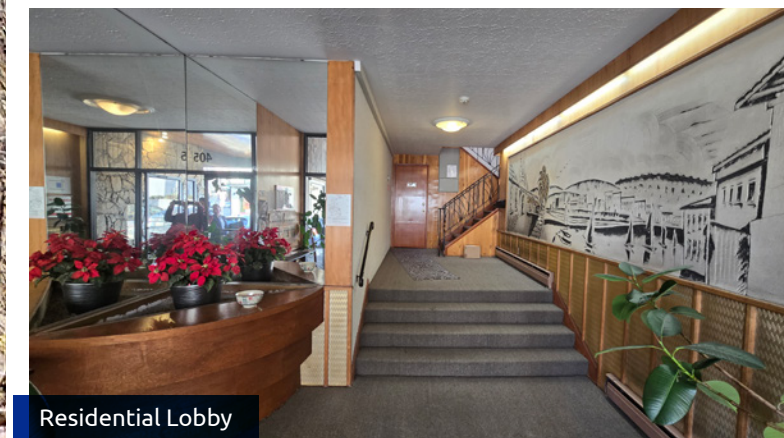
\$7,280,000



Clawzone Arcade



Wu-Yi Taekwondo Academy



Residential Lobby

IMPROVEMENTS

The property is improved with a two-storey, wood-frame mixed-use building comprising commercial units at grade and residential rental suites above. The building has been well maintained and has operated as a stable income-producing asset.

The commercial units feature functional storefront layouts suitable for neighbourhood-serving retail and service uses, while the residential component is accessed separately, supporting efficient operations and tenant stability. The building's configuration and condition support continued near-term performance, with longer-term flexibility supported by the underlying site characteristics.



TENANCY SUMMARY

Residential Component

The residential portion of the property comprises nine rental suites located on the upper level. The unit mix includes a variety of suite types and layouts, providing a balanced residential offering.

Total Residential Units **9** Total Residential Area **8,199 sf**

Suite Mix

Bachelor Units	One-Bedroom Units	Two-Bedroom Units
1	6	2



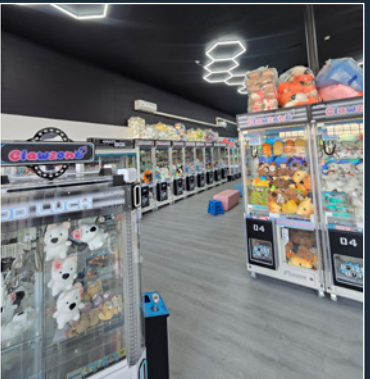
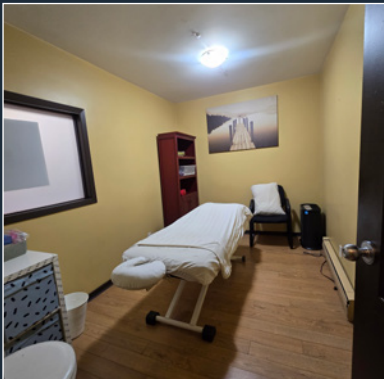
Commercial Component

The commercial portion consists of three street front retail units fronting Hastings Street plus one accessed from Beta Avenue. The tenancies are occupied by a mix of neighbourhood-serving retail and service commercial users, contributing to stable commercial occupancy.

Total Commercial Units **4** Total Commercial Area **7,601 sf**

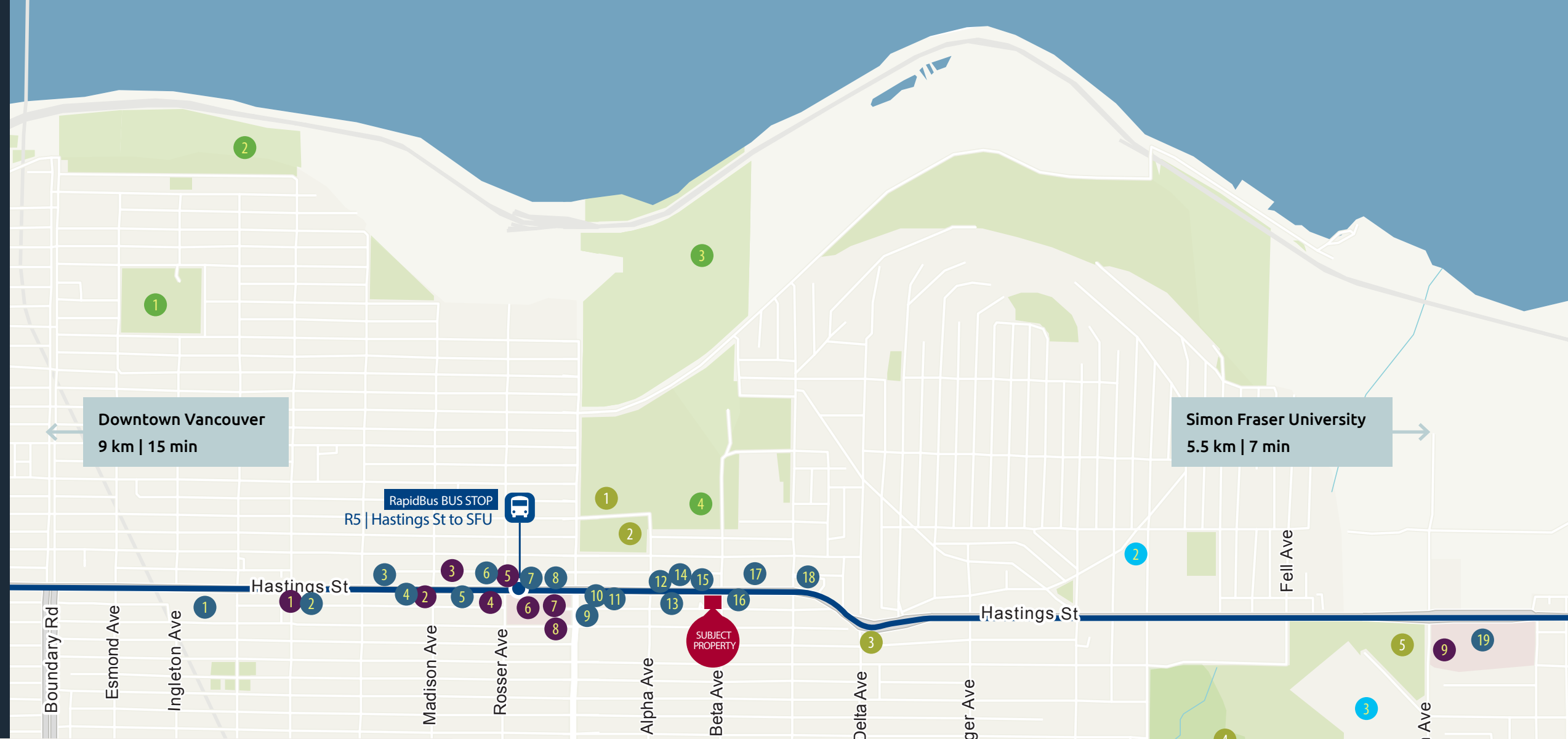
Current Commercial Tenants

- » Clawzone Arcade
- » Change Life Fitness & Martial Arts (DBA Wu-Yi Taekwondo Academy)
- » Thai Vancouver Wellness Spa
- » Uvall Health (fronting Beta Avenue)



LOCATION

4680 Hastings Street is located on the southwest corner of Hastings Street and Beta Avenue in North Burnaby, along an established commercial corridor connecting Burnaby and East Vancouver. The property benefits from rapid transit service along Hastings Street, providing convenient access to Simon Fraser University, Downtown Vancouver, and surrounding neighbourhoods. The area is characterized by a mix of neighbourhood-serving retail, service commercial, and residential uses, with a range of nearby shops, services, and amenities supporting both residential and commercial tenancies. The site's corner exposure, combined with proximity to Boundary Road, enhances accessibility and long-term desirability for income-oriented investment.



NEARBY AMENITIES

RESTAURANT & CAFE

- | | |
|-----------------------------------|-----------------------------|
| 1. Toyo Sushi Japanese Restaurant | 11. Pho Mr. Do |
| 2. Peaked Pies Burnaby Heights | 12. A&W |
| 3. Siam Le Bien Thai Cuisine | 13. Suren Persian cuisine |
| 4. Anton's Pasta Bar | 14. X-Site Grill & Bistro |
| 5. Burnt Orange Cafe + Bistro | 15. SOCRATES in the Heights |
| 6. Artigiano Burnaby | 16. Chez Christophe |
| 7. Sabrosito Restaurant | 17. Nuvola Gelato & Dolci |
| 8. Pizza Hut | 18. McDonald's |
| 9. Crema Artisan Ice Cream | 19. Starbucks |
| 10. The Ramen Butcher | |

SHOPPING / SERVICES

- | | |
|-------------------------|-----------------------------------|
| 1. Sungiven Foods | 8. BC LIQUOR |
| 2. TD Canada Trust | 9. Simply Wellness Dental Burnaby |
| 3. Shoppers Drug Mart | 10. The Amazing Brentwood |
| 4. RBC Royal Bank | 11. London Drugs |
| 5. BlueShore Financial | 12. Whole Foods Market |
| 6. Safeway | |
| 7. BMO Bank of Montreal | |

RECREATION & ENTERTAINMENT

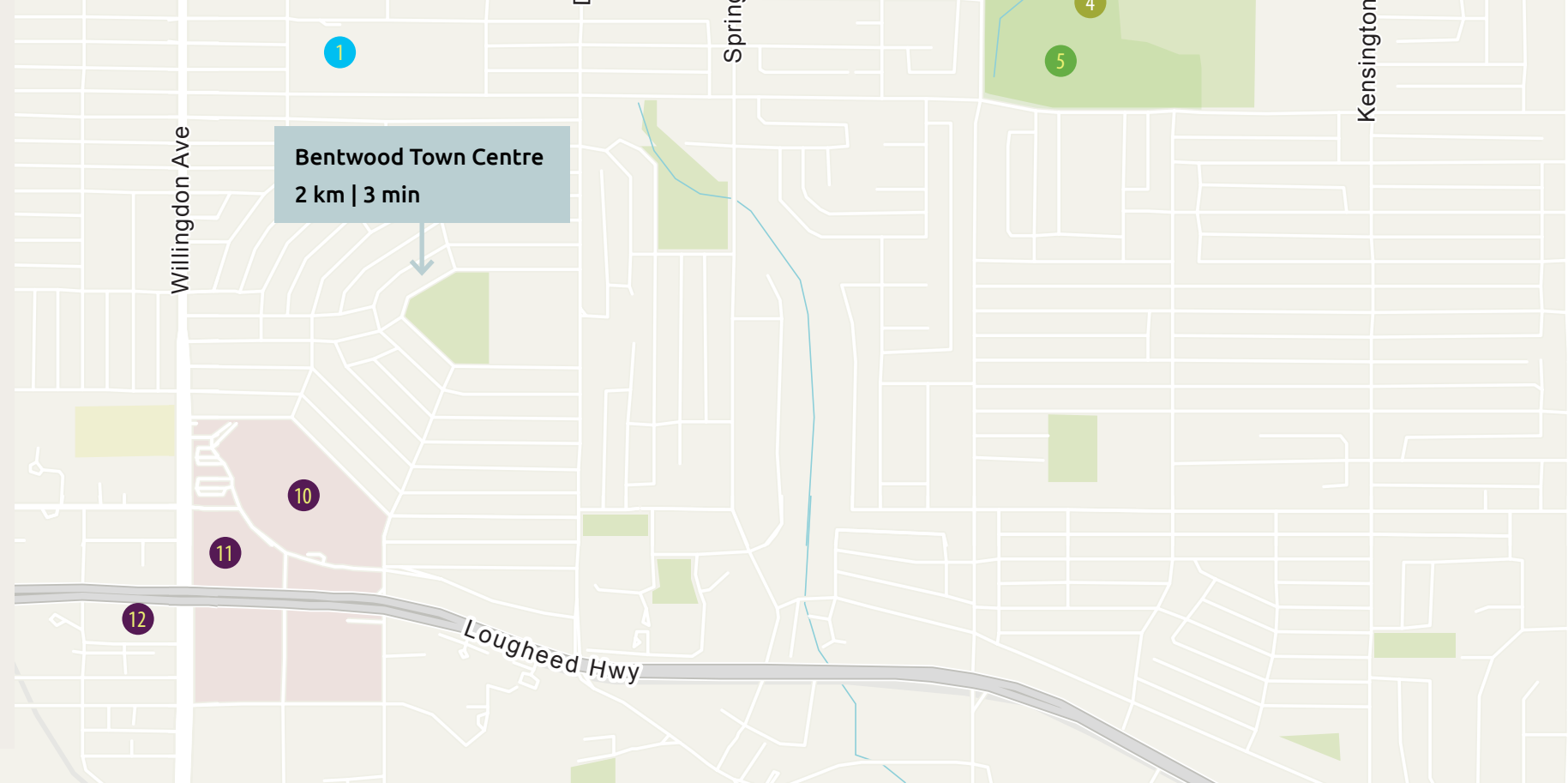
- Eileen Dailly Leisure Pool & Fitness Centre
- Burnaby Public Library, McGill Branch
- Burnaby Neighbourhood House
- Kensington Pitch & Putt
- Kensington Park Outdoor Pool

PARK

- Burnaby Heights Park
- Trans Canada Trail
- Confederation Park Off-Leash Trail
- Confederation Park
- Kensington Park

SCHOOL

- École Alpha Secondary School
- Capitol Hill Elementary School
- Burnaby North Secondary School

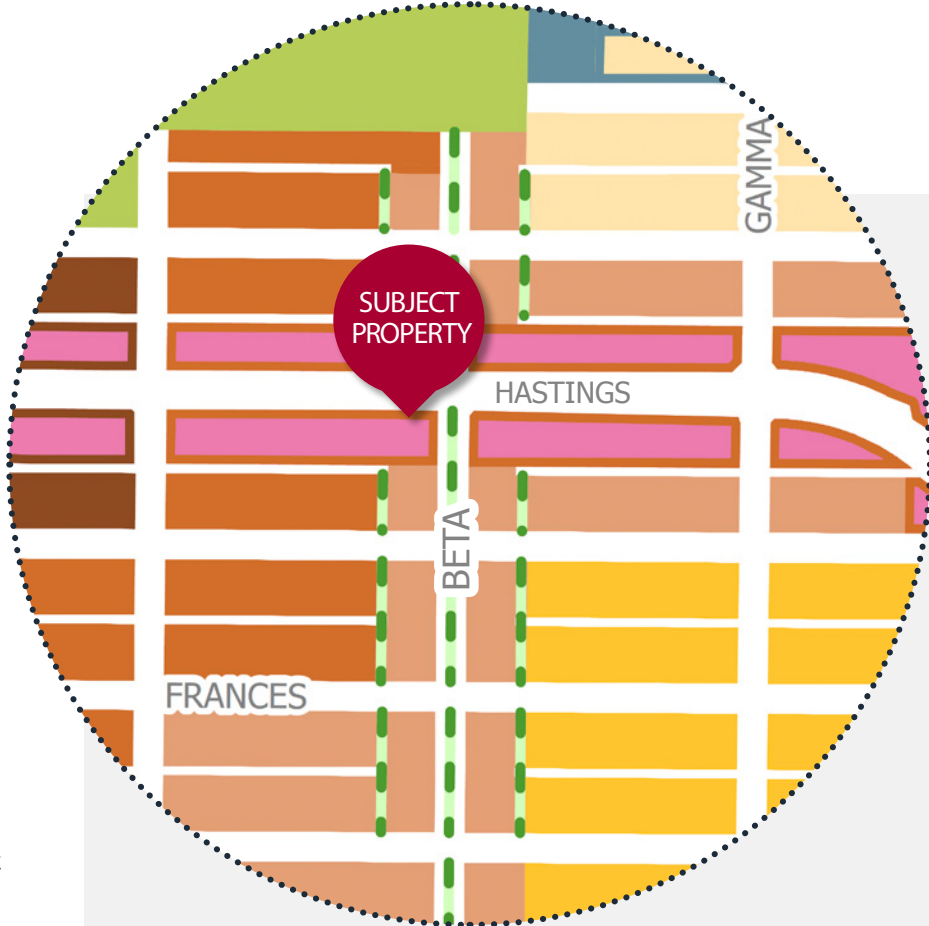


REDEVELOPMENT POTENTIAL

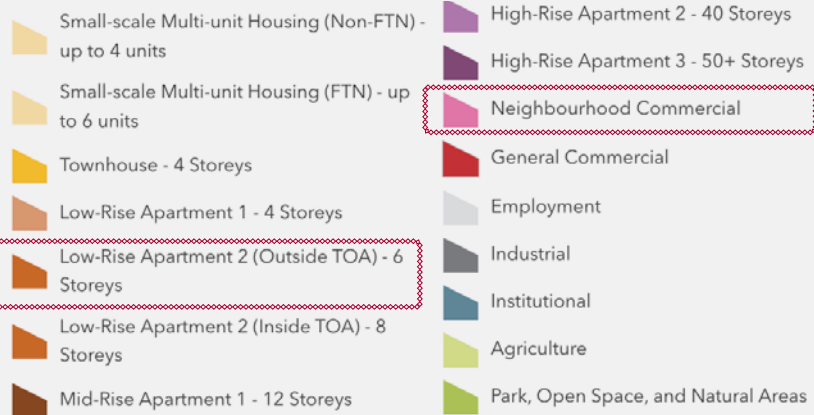
Burnaby 2050

Under the City of Burnaby’s Burnaby 2050 Official Community Plan, the subject property is designated Neighbourhood Commercial with a Low-Rise Residential 2 overlay, supporting a mix of commercial and residential uses over the long term. This planning framework aligns with recent development patterns along the Hastings Street corridor, where low-rise mixed-use projects—typically comprising ground-oriented commercial space with residential above—have been delivered.

The planning context enhances the property’s long-term flexibility and market appeal; however, no redevelopment assumptions are relied upon in the valuation of the property. Any future redevelopment would remain subject to detailed planning review, zoning compliance, and municipal approvals.




Land Use Designation (Base)



Base land use designation	Overlay land use designation	Conditions	Permitted Uses
Neighbourhood Commercial	Residential*	Base designation uses must be present on the site.	Site may include base designation uses only, or a mix of base and overlay designation uses.

* "Residential" includes 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 and High-rise Apartment 2

Land use colour	Height (storeys)	Land use designation	Intent
Pink	Varies by use	Neighbourhood Commercial	To support pedestrian-oriented, local-serving commercial uses at a scale and intensity that meets the day-to-day needs of the surrounding neighbourhood, such as corner stores, small grocers and coffee shops.
Orange	6-8	Low-rise apartment 2	To support low-rise residential apartment forms of up to 6 storeys, or up to 8 storeys if located within a Transit-Oriented Area (TOA), with opportunities for ground-oriented residential and limited commercial uses.



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