

FOR SALE: DEVELOPMENT OPPORTUNITY

5695 LOUGHEED HIGHWAY

BURNABY, BC

Colliers
INTERNATIONAL



Key Highlights

- › Transit-oriented development opportunity in popular Brentwood area of Burnaby
- › 17,002 SF corner site
- › Highly visible and accessible location adjacent Holdom Skytrain Station
- › Flexible development opportunity to build residential above commercial
- › Holdom Area Plan supports 3-4 storeys
- › Asking Price: \$2,150,000

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Development Opportunity

5695 Lougheed Highway, Burnaby, B.C.

Address	5695 Lougheed Highway, Burnaby, B.C.
Legal Description	Lot 17 Plan # 3520 District Lot 125 Land District 36 PID: 004-412-991
Location	Located on the northwest corner of Lougheed Highway and Holdom Avenue.
Site Area	17,002 SF
Total Assessment	\$1,466,000
Gross Taxes (2012)	\$25,848.65
Zoning	C-6 Gasoline Service Station District This District provides a rational pattern of service station outlets to adequately serve the requirements of the Municipality in harmony with surrounding development.

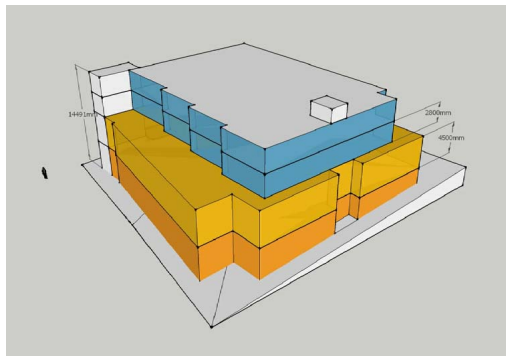
OCP **Holdom Station Area Plan**

The subject site is designated for street front commercial mixed use development with one to two levels of commercial and up to two storeys of residential above, to a maximum four storeys.

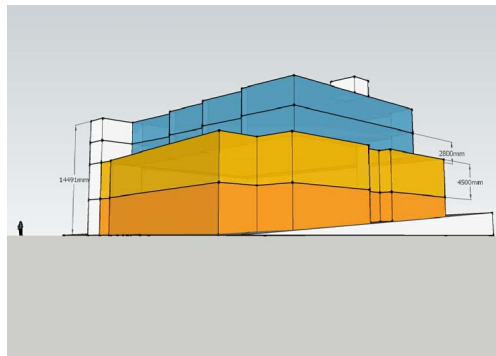
A previous rezoning application anticipated a 4-storey mixed use development based upon RM-3 zoning (1.1 FAR residential) and C2 zoning (1.3 FAR commercial).

Asking Price **\$2,150,000**

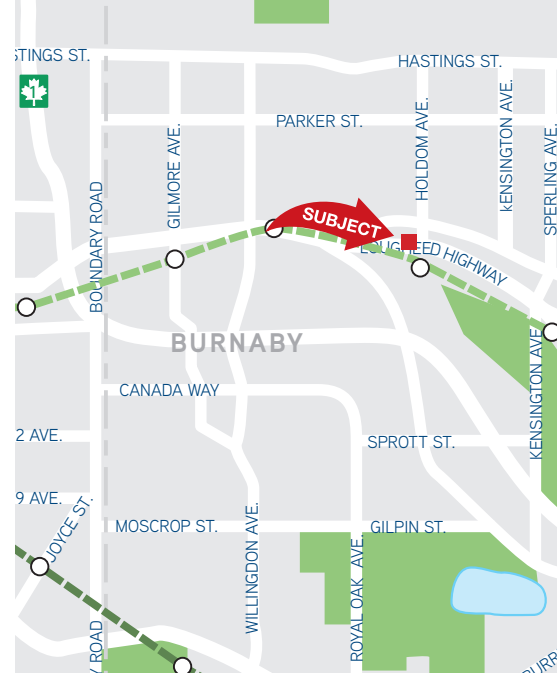
Conceptual Drawings



D 4 STOREY MASSING
LOOKING FROM SOUTHEAST



E 4 STOREY MASSING
LOOKING FROM INTERSECTION AT LOUGHEED & HOLDOM



Contact Us

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