

**FOR SALE**

**LONDON  
PACIFIC**



## **INCOME PRODUCING DEVELOPMENT PROPERTY**

**2625 North Road, Burnaby**

Opportunity to purchase an income producing multi-unit property located near the Burquitlam Skytrain Station and designated for up to 30 storeys.

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# OPPORTUNITY OVERVIEW

London Pacific is pleased to present this income-producing future development property on North Road, just 200 metres from the Burquitlam SkyTrain Station. Situated on a 72 x 112 ft (8,174 sq ft) corner lot with rear lane access, the property features approximately 6,300 sq ft of leaseable area across six living accommodations with potential to add additional suites.

Designated R7 High-Rise Residential, permitting up to 30 storeys, and up to 40 through bonus density, this property offers strong holding income and long-term land assembly potential in a premier future tower location. The opportunity is further strengthened by qualified neighbouring property owners who have expressed willingness to participate in a future land assembly.



# 2625 North Road, Burnaby

## SALIENT FACTS

**Address**  
2625 NORTH RD Burnaby

**PID**  
003-278-565

**6 Rental Suites**  
4 - 1 Bedroom  
1 - 2 Bedroom  
1 - 4 Bedroom

**Property Size**  
8,174 SQFT

**Gross taxes**  
\$6,988.76

**Year constructed**  
1973

**Designation**  
(R7) High-rise apartment 1  
30 Storey Designated

**Vacancies**  
Delivered with Multiple Vacant Units

**Price**  
\$2,288,000

## SUITE MIX

	No. units	Tenancy
One Bedroom	4	3 Tenanted
Two Bedroom	1	Vacant
4 Bedroom	1	Vacant



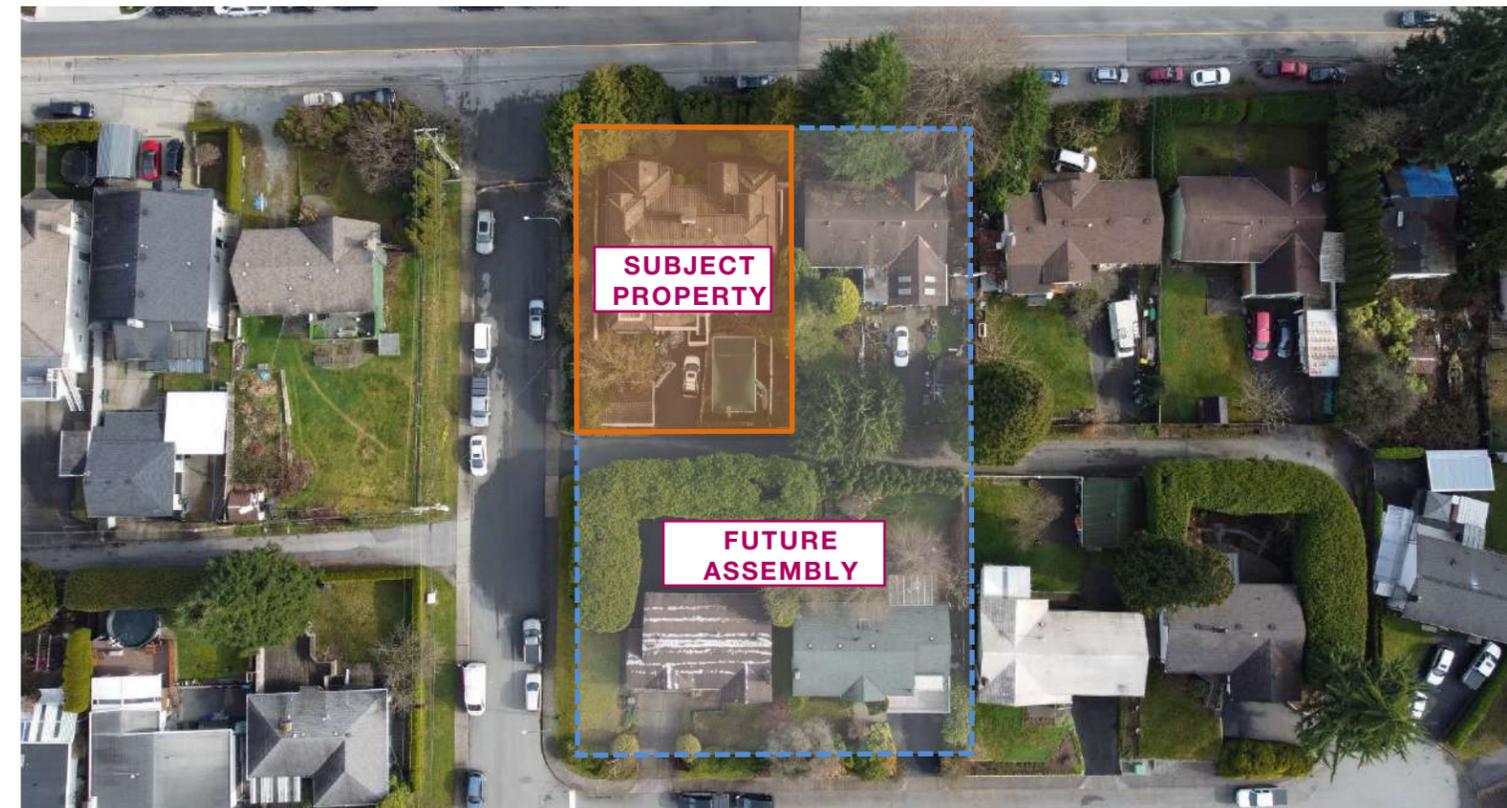
## INVESTMENT HIGHLIGHTS

✓ Delivered with vacant units allowing the purchaser to immediately achieve market rents for those units

 Designated High-rise apartment 1 allowing for 30 Storey's

 Situated ideally near walkable amenities

 Additional accommodations can be created with minimal work



This property is ideally suited for an investor who will stabilize the asset by filling the vacant units and achieving market rents, while also exploring the potential to create additional accommodations through minimal alterations to the existing improvements. This provides a rare opportunity to achieve near-term cash flow within a designated future assembly.

Positioned in a premier future tower location, the site offers unobstructed western views, with lands west of Claymore Place designated Institutional and slated for school expansion. Favourable tower separation from existing buildings east of North Road enhances view corridors, including views down Smith Avenue, supporting long-term redevelopment value.

# MAIN FLOOR GALLERY



# UPPER FLOOR GALLERY



LOWER FLOOR GALLERY



# FINANCIAL SUMMARY

Unit	Rental Income	Estimated Potential Income
Basement 1 Bed Bachelor	\$950	\$950
Basement 1 Bed (Shared WC)	\$835	\$835
Basement 1 Bed (Shared WC)	\$895	\$895
Basement 2 Bed	Vacant	\$1,650
Main Floor 1 Bed Plus Den	Vacant	\$1,200
Main Floor 4 Bed	Vacant	\$3,000
Main Floor Office, Boardroom and Reception	Vacant	\$1,600
Garage Storage #1	Vacant	\$100
Garage Storage #2	Vacant	\$100
Laundry Income	\$50	\$50
<b>Total</b>	<b>\$2,680</b>	<b>\$10,380</b>

## POTENTIAL UPSIDE

The property features approximately 6,300 sq ft of leaseable area configured across six existing self-contained living accommodations, providing diversified rental income and operational and living flexibility.

The existing layout presents clear potential to increase income through the addition of more suites, allowing an investor to enhance cash flow while holding the asset for future redevelopment.

The property also has an opportunity based on the proximity to Simon Fraser University allowing a prospective purchaser to evaluate the potential of providing student housing.



# FLOOR PLAN

# 2625 North Road, Burnaby

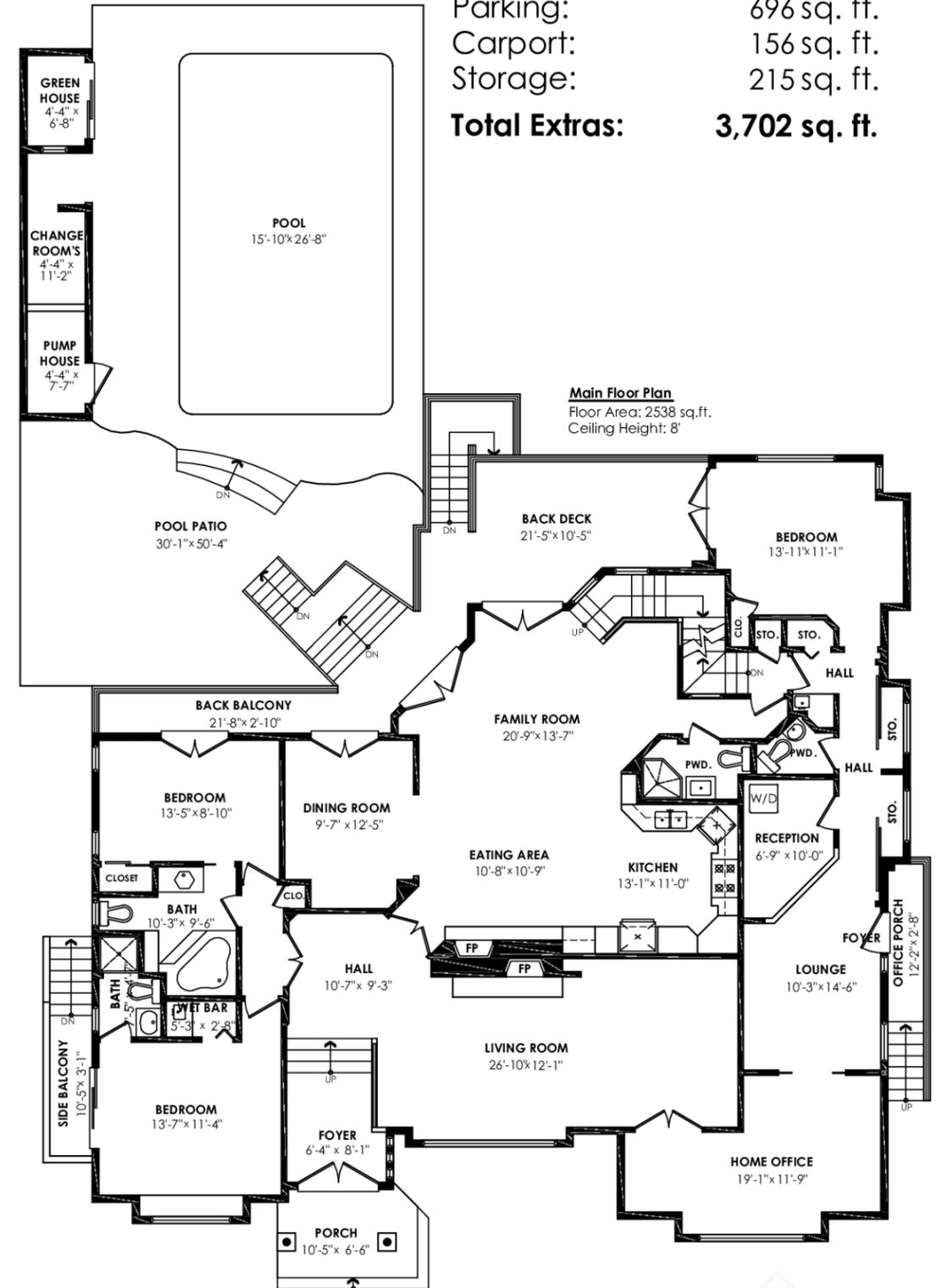
Lower Floor: 2,436 sq. ft.  
 Main Floor: 2,538 sq. ft.  
 Upper Floor: 1,291 sq. ft.  
**Total Livable: 6,265 sq. ft.**

Porch: 339 sq. ft.  
 Balcony: 254 sq. ft.  
 Deck: 202 sq. ft.  
 Patio: 1,271 sq. ft.  
 Pool: 422 sq. ft.  
 Pump House: 46 sq. ft.  
 Change Room's: 60 sq. ft.  
 Green House: 41 sq. ft.  
 Parking: 696 sq. ft.  
 Carport: 156 sq. ft.  
 Storage: 215 sq. ft.  
**Total Extras: 3,702 sq. ft.**

**Lower Floor Plan**  
 Floor Area: 2436 sq.ft.  
 Ceiling Height: 7'-7"



**Upper Floor Plan**  
 Floor Area: 1291 sq.ft.  
 Ceiling Height: 8'



**Main Floor Plan**  
 Floor Area: 2538 sq.ft.  
 Ceiling Height: 8'

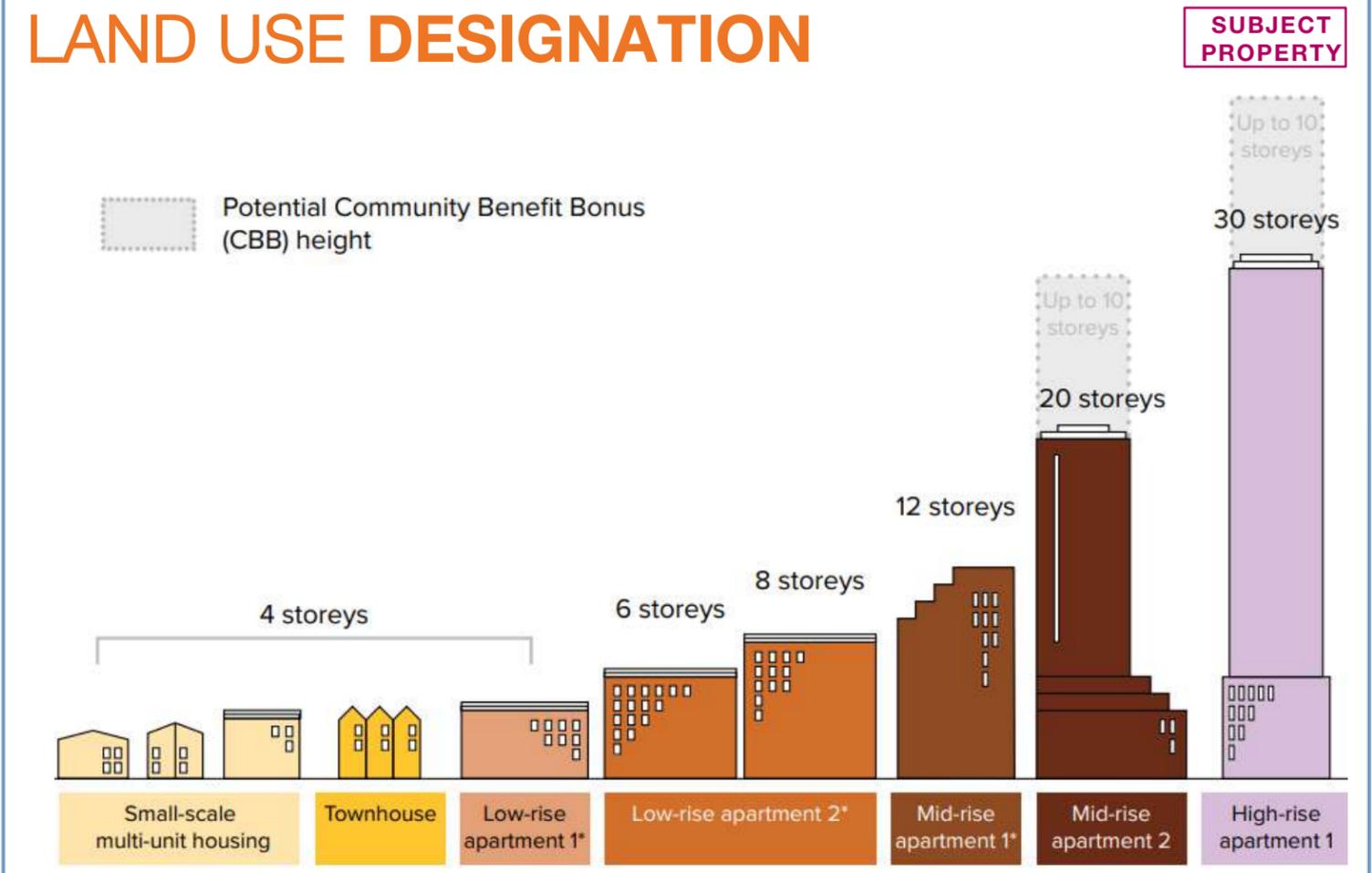
# LAND USE POLICY

The property is designated for High-rise Apartment 1 allowing for 30 storeys, or 40 with Community Benefit Bonus, with commercial on the main level as per the City of Burnaby's recently adopted Official Community Plan.

Situated in a premier future tower location, the site offers unobstructed western views. Strong future tower separation from buildings on the east side of North Road. Also, a view corridor down Smith Avenue, supporting long-term redevelopment value.



# LAND USE DESIGNATION

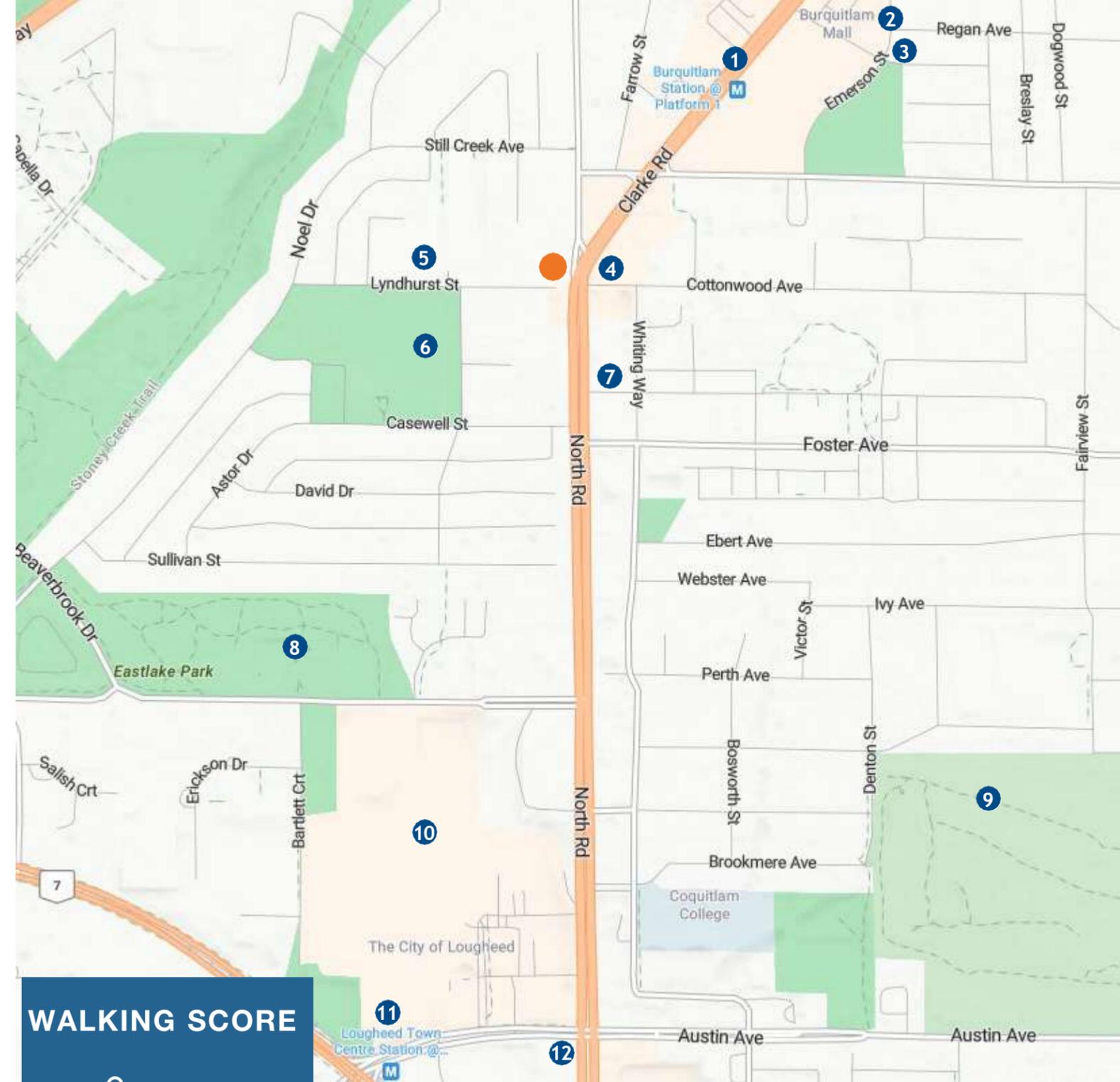


# LOCATION

The site benefits from prominent frontage on a major arterial corridor and is approximately a short walk to Burquitlam SkyTrain Station on the Millennium Line. The location provides immediate access to the growing mix of shops, restaurants, and daily services along North Road and Clarke Road, while being positioned within a rapidly evolving high-density residential node.

Burquitlam is one of Metro Vancouver's fastest-growing urban centres, characterized by significant transit-oriented development and an expanding residential population. The neighbourhood features a blend of newly constructed high-rise towers, established low-rise housing, and an emerging retail and service base. Excellent transit connectivity offers direct access to Lougheed Town Centre, Brentwood, and Downtown Vancouver, while major commuter routes including Clarke Road, Como Lake Avenue, and Highway 1 provide efficient regional access.

The area is supported by strong educational and institutional anchors, including Simon Fraser University, as well as nearby parks such as Cottonwood Park and Burnaby Mountain. With continued infrastructure investment, active redevelopment, and sustained population growth, Burquitlam has solidified its position as a premier transit-oriented community, attracting a broad demographic and reinforcing its status as a highly desirable residential and rental market within the Tri-Cities and Burnaby corridor.



## WALKING SCORE



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## SUBJECT SITE

- 1 Burquitlam Skytrain
- 2 Safeway
- 3 Pharmacy
- 4 Anytime Fitness
- 5 Elementary School
- 6 Lyndhurst School
- 7 F45
- 8 Cameron Park
- 9 Vancouver Golf Club
- 10 City Of Lougheed Mall
- 11 Lougheed Skytrain
- 12 Tim Hortons / Esso



Burquitlam Skytrain Station



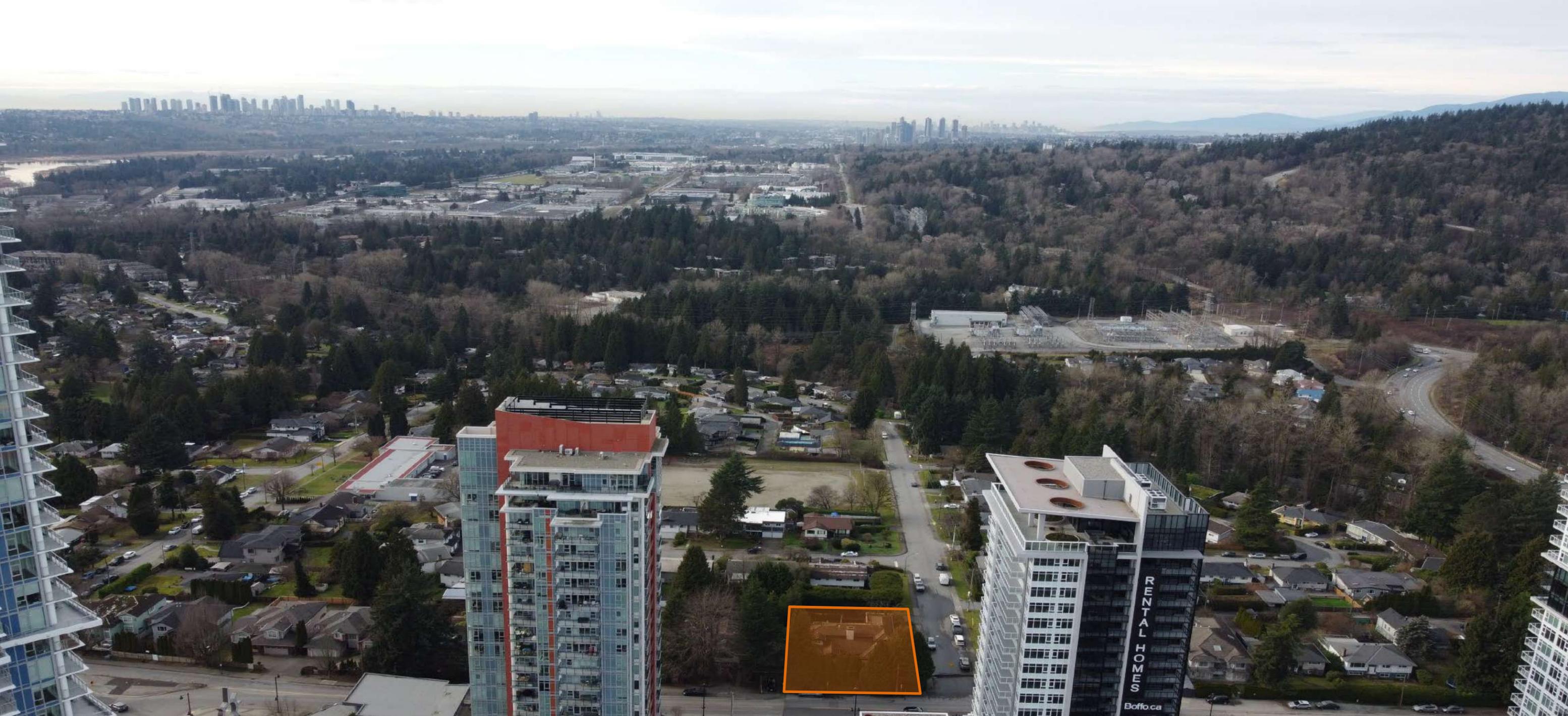
YMCA



Lyndhurst Elementary School



Simon Fraser University



Contact for more information



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