

# FOR SALE

PRICE REDUCED  
FROM \$7.5M to \$6.125M



## MIXED-USE DEVELOPMENT SITE

4269 Hastings Street, Burnaby BC, V5C 2J5

**LONDON**  
**PACIFIC**

Max Amini  
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# SITE SUMMARY

## 4269 Hastings Street, Burnaby BC

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Exceptional opportunity to acquire mixed use development site with 37 units of non market rental & multifamily strata with commercial at grade.

Max Amini from London Pacific is proud to exclusively present 4269 Hastings St a thoughtfully designed mixed-use development opportunity in the heart of North Burnaby.

Situated on a 7,542.27 SQFT lot, this six-storey design, fully leveraging its development potential in line with the City of Burnaby's Urban Village vision. The project has successfully passed Second Reading and is now ready for Development Permit (DP) application. The design includes a modern blend of 37 non market rental and multifamily strata homes, with 2,897 SQFT of commercial and retail space at grade. The proposed Gross Floor Area (GFA) is 30,739 SQFT, is further enhanced by a 4,934 SQFT. roof top amenity space for residents.

As a Transit-Oriented Development (TOD), located along a high-exposure corridor, the site offers seamless access to SFU, Brentwood, Downtown Vancouver, and Highway 1, presenting a unique opportunity to invest in one of Burnaby's most walkable, connected, and community-focused neighbourhoods.



# SALIENT DETAILS

Address  
4269 Hastings Street,  
Burnaby V5C 2J5

PID  
030-891-418

Official Community Plan  
Urban Villages - Heights

Current Zoning  
C8a

Proposed Zoning  
CD

Price  
Price Reduced From \$7.5M to \$6.125M

Gross Site Area  
7,543 SQFT

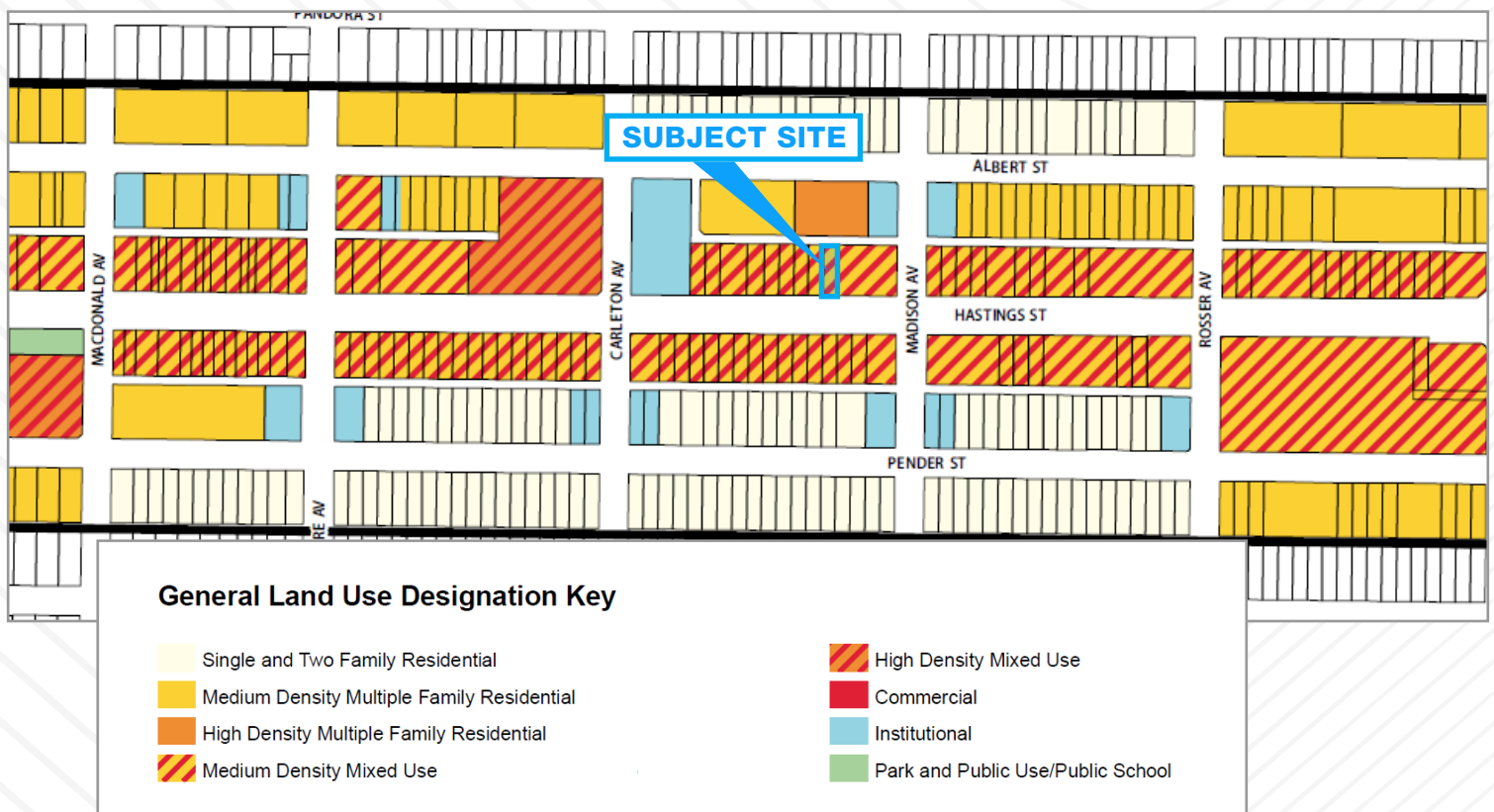
Dimensions  
66 FT x 114 FT

Application Status  
Second Reading

Height  
6 Storeys

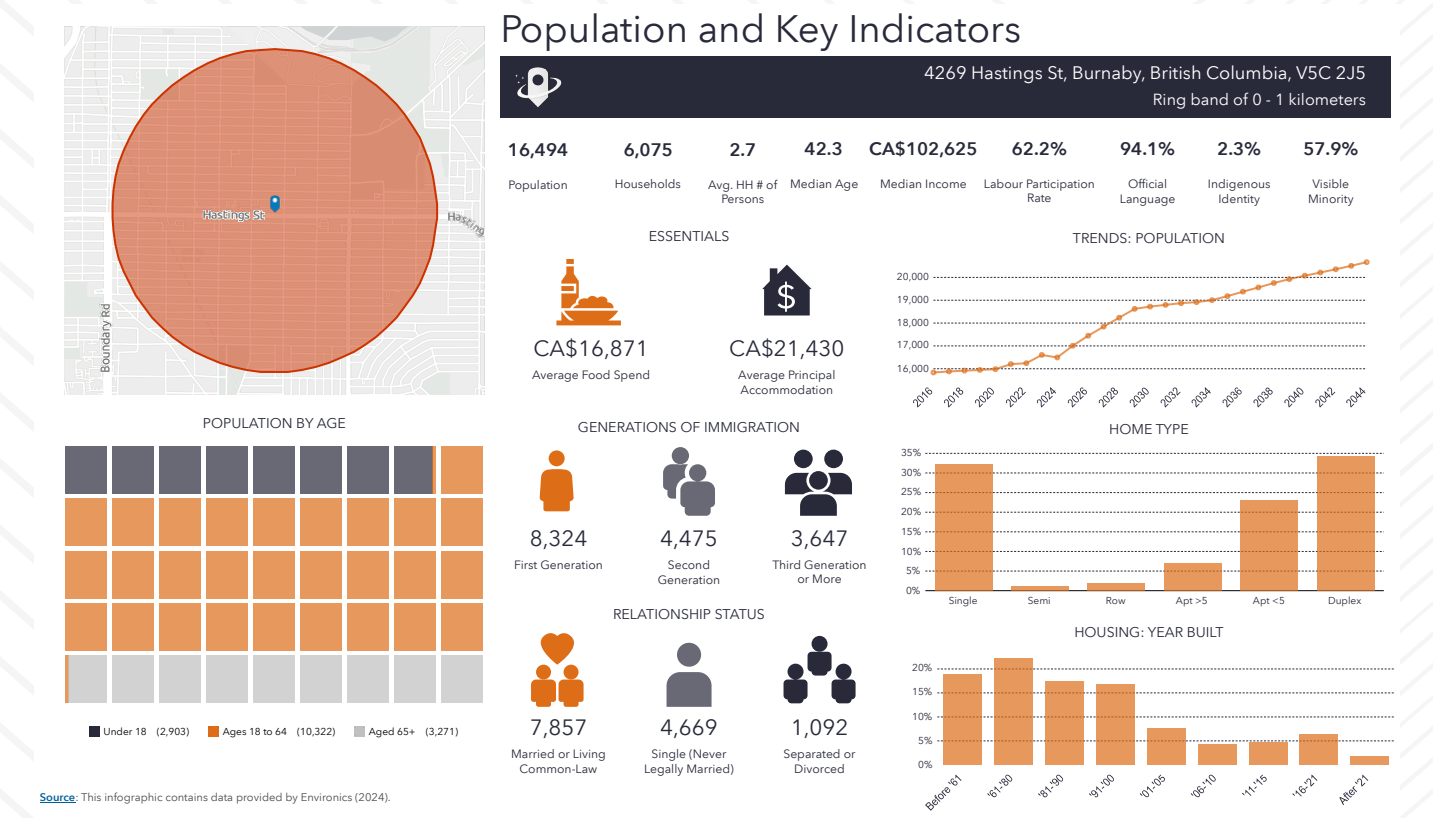
Number of units Residential  
37

Commercial Space at Grade  
2,869 SQFT

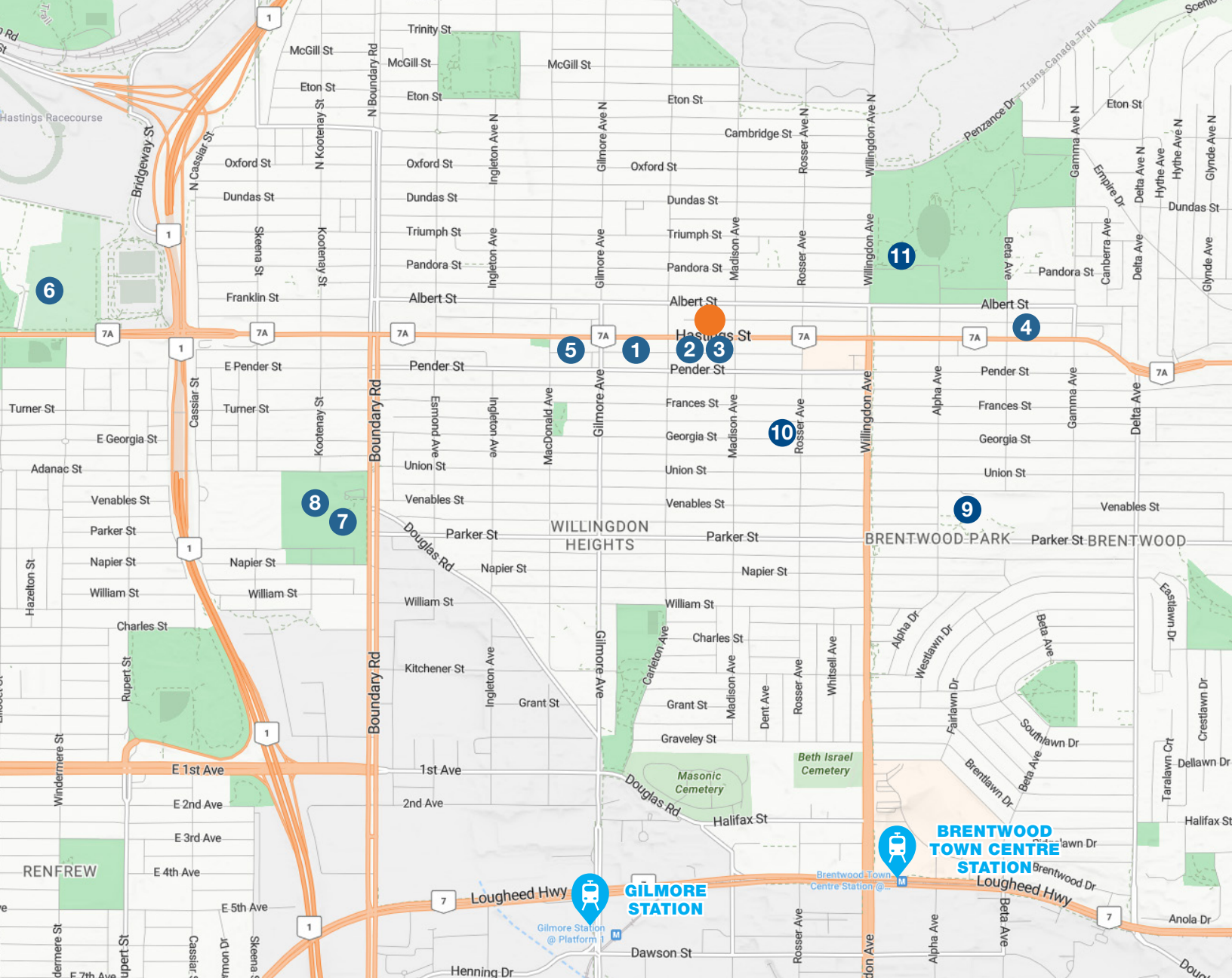


# NEIGHBOURHOOD SUMMARY

Located in a vibrant and culturally rich area , 4269 Hastings Street offers unmatched walkable access to over 40 restaurants, 26 parks and recreational hubs, 5 schools, and a growing population of over 16,000 residents—making it an ideal location for dynamic urban living and smart investment.







## SUBJECT SITE

## NEIGHBOURHOOD

“**The Heights**” (also called **Burnaby Heights**) is a vibrant, established neighbourhood in North Burnaby, known for its walkable streets, strong community spirit, and stunning views of the city and North Shore mountains. This community has such a great urban village feel with independent merchants, multicultural roots, fantastic diversity of ethnic foods and a mix of modern and vintage character buildings.

The area is very accessible with major bus routes running along Hastings, providing fast access to SFU, Brentwood, Downtown Vancouver, and other parts of Burnaby. Two minutes to the TransCanada Highway 1 makes regional travel very convenient.

## LEGEND

- 1 CIOFFI'S MEAT MARKET & DELI
- 2 ANTON'S PASTA BAR
- 3 FORTUNA BAKERY
- 4 CHEZ CHRISTOPHE
- 5 GLENBURN SODA FOUNTAIN
- 6 PLAYLAND AT THE PNE
- 7 RUPERT PARK
- 8 RUPERT PITCH & PUTT
- 9 ECOLE ALPHA SECONDARY SCHOOL
- 10 GEORGIA STREET DAYCARE
- 11 EILEEN DAILY LEISURE POOL&FITNESS CENTRE

## MAX AMINI

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# LONDON PACIFIC

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