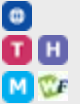


**ACTIVE**  
**C8008784**  
**Board: V**  
Land Commercial

## 7763 - 7777 KINGSWAY

Burnaby East  
Edmonds BE  
V3N 3C9

**\$4,400,000** (LP)   
(SP)  
(LR sq. ft. p/a)



7777 -- 7763 Kingsway (2 lots - 11,288 sf - Part of a land assembly totaling 62,799 sf) The premises are rectangular in shape with over 96 feet of frontage on Kingsway (over 40,000 passing vehicles per day), There are some street widening setbacks/easements by the city that need to be confirmed, this location benefits from proximity to an array of amenities close by from residential, retail & Metro town a major shopping centre. The premises are currently leased for \$7000/month on a month to month basis. The subject property is zoned C4 which allows for its current use as an automobile showroom.

**P.I.D.:** 002-941-546  
**Property Type:** Land Commercial  
**Zoning/Land Use:** C4  
**Land Sz SF/Acres:** 11,208 / 0.26  
**Brochure:**

**Prop. Tax/Year:** \$22,239.98 / 2016  
**Width / Depth:** /  
**Transaction Type:** For Sale  
**Sale Type:** Asset

**Virtual Tour:**

### Property Details

**Seller's Interest:** Registered Owner  
**Interest In Land:** Freehold  
**Environmental Assessment Phase:** None  
**Occupancy:** Vacant  
**Seller's Rights Reserved:** No  
**Amenities:**

**Site Services:** Fully Serviced

### General Building Details

**Subj. Space SqFt:**                      **Width / Depth:** /  
**Year Built:**  
**Complex Name:**  
**# of Buildings:**                      **# of Storeys:**  
**# of Loading Doors:**              **# of Grade Doors:**  
**Parking Spaces:**                  **# of Elevators:**  
**Roof:**  
**HVAC**  
**Building Type:**  
  
**Construction Type:**

### Restrictions:

**Office Area Sq Ft:**                      **Mezzanine Area Sq Ft:**  
**Retail Area Sq Ft:**                  **Other Area Sq Ft:**  
**Warehouse Area Sq Ft:**

<b>Lease Rate (sq.ft.):</b>	<b>Lease Op Cost (sq.ft.):</b>	<b>Lease Sub-lease:</b>	<b>Lease Term,</b>
<b>Lease Size (sq.ft.):</b>	<b>Additional Rent/SF:</b>	<b>Tot. Spce Avail for Lse:</b>	<b>months:</b>
<b>Lease Type:</b>	<b>Lease Exp. Date:</b>	<b>Subj. Unit Cont. Spce:</b>	

<b>Legal:</b>	PL NWP3035 LT 15 BLK 5 DL 29 LD 36 GROUP 1, EXCEPT PLAN EAST 16.5'.		
<b>Legal 2:</b>	LOT 16 BLOCK 5 DISTRICT LOT 29 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3035 PID 002-941-554		
<b>List Firm 1:</b>	RE/MAX Crest Realty Westside - OFC: 604-602-1111	<b>Appointment Contact:</b>	Les Twarog
<b>List Firm 2:</b>		<b>Appointment Phone:</b>	604-671-7000
<b>List Sales Rep 1:</b>	Les Twarog - CONTC: 604-671-7000	<b>Appointment Instructions:</b>	Contact Listing REALTOR®
<b>List Sales Rep 2:</b>		<b>List Sales Rep 3:</b>	
<b>Lister Email:</b>	lesall@6717000.com	<b>Lister Website:</b>	www.lestwarog.com
<b>Commission:</b>	3.255% ON THE FIRST \$100,000 + 1.1625% ON THE BALANCE		

### Lease Commission:

**Seller Name:** B & D IMPORTS LTD.

**Sell Rep 1:**

**Sell Firm 1:**

**Rep 2:**

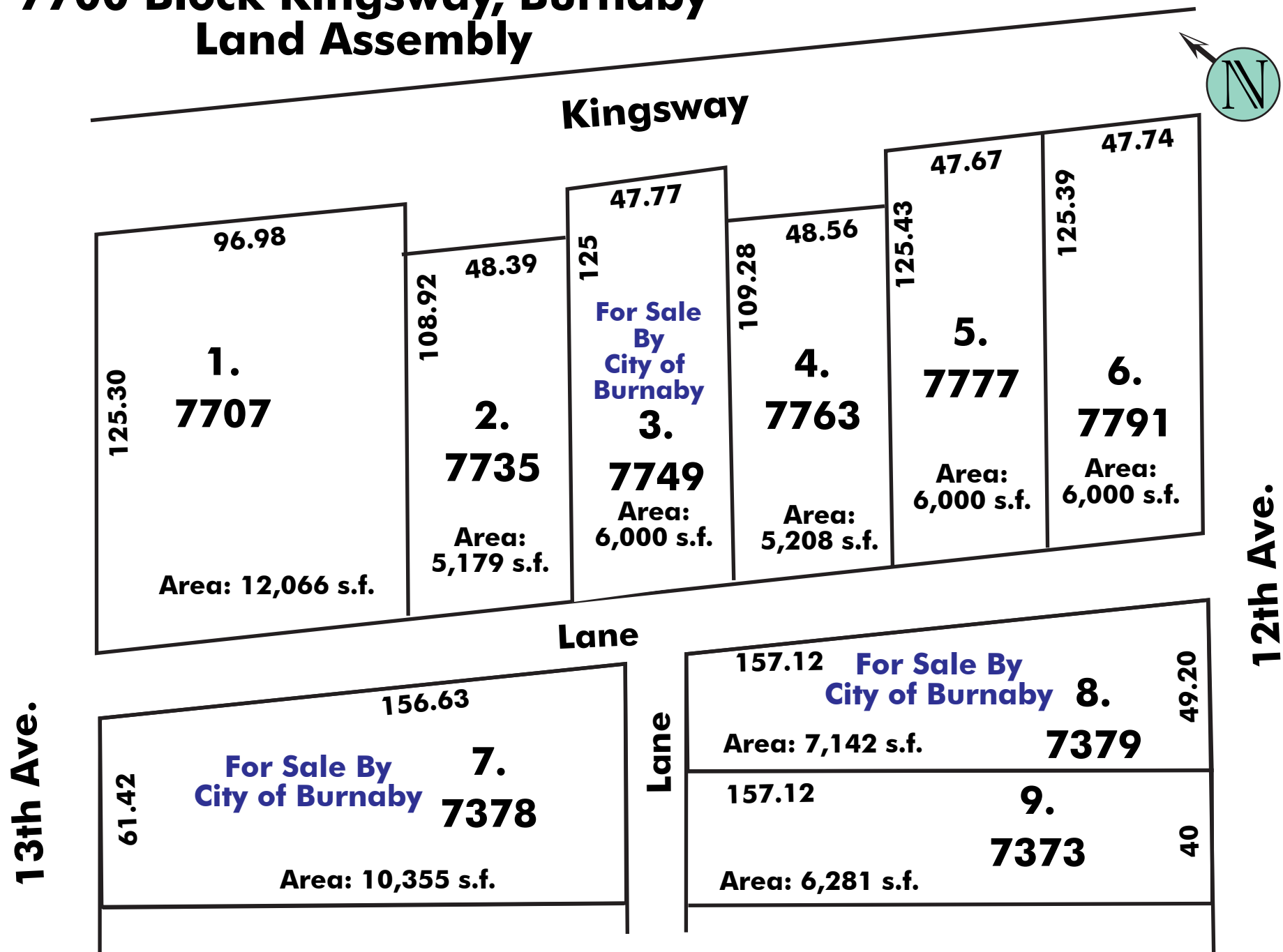
**Firm 2:**

**Rep 3:**

**Realtor**  
**Remarks:**

<b>Days on Market:</b> 6	<b>List Date:</b> 10/5/2016	<b>Sold Date:</b>	<b>Previous Price:</b> \$0
	<b>Expiry Date:</b> 12/30/2016	<b>Sold Price:</b>	<b>Original Price:</b> \$4,000,000

# 7700 Block Kingsway, Burnaby Land Assembly



1. 7707 Kingsway - 125 x 97 Lot: BLK: 5 DL: 29 Plan: 3035 PID 001-585-398 Assessment: \$2,014,300
2. 7735 Kingsway - 109 x 48 Lot: BLK: 5 DL: 29 Plan: 3035 PID 002-880-687 Assessment: \$913,500
3. 7749 Kingsway - 125 x 48 Lot: 14 BLK: 5 DL: 29 Plan: 3035 PID010-806-920 Assessment: \$999,000
4. 7763 Kingsway - 109 x 49 - Lot: 15 BLK: 5 DL: 29 Plan: 3035 PID002-941-546 Assesement: \$918,800
5. 7777 Kingsway - 125 x 48 - Lot: 16 BLK: 5 DL: 29 Plan: 3035 PID002-941-554 Assessment: \$1,006,100
6. 7791 Kingsway - 125 x 48 - Lot: 17 BLK: 5 DL: 29 Plan: 3035 PID001-916-459 Assessment: \$1,261,700
7. 7378 13th Ave. - 157 x61 Lot: 10 BLK: 5 DL: 29 Plan: 3035 PID010-806-911 Assessment: \$1,542,000
8. 7379 12th Ave. - 157 x 49 Lot 18 BLK: 5 DL: 29 Plan: 3035 PID010-806-849 Assessment: \$1,122,000
9. 7373 12th Ave. - 157 x 40 Lot: 19 BLK: 5 DL: 29 Plan: 3035 PID010-806-938 Assessment: \$1,150,100

## Comm - Detailed Tax Report

Property Information			
Prop Address	7763 KINGSWAY	Jurisdiction	CITY OF BURNABY
Municipality	CITY OF BURNABY	Neighborhood	012-6TH ST & EDMONDS - COMMERCIAL
Area	BURNABY EAST	SubAreaCode	VBEEED
PropertyID	002-941-546	BoardCode	V
PostalCode	V3N 3C9		

Property Tax Information			
TaxRoll Number	269077630000	Gross Taxes	\$10,596.82
Tax Year	2016	Tax Amount Updated	06/16/2016

### More PIDS

002-941-546

Owner Name & Mailing Address			
Owner1 1	** NOT AVAILABLE **	Owner2 1	
Owner1 2		Owner2 2	
Mail Addr1		Mail Addr3	
Mail Addr2		Mail Addr4	
MailPostalCode			

Legal Information			
Legal Description			

PL NWP3035 LT 15 BLK 5 DL 29 LD 36

Legal FreeFormDescription			
GROUP 1, EXCEPT PLAN EAST 16.5'.			

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
NWP3035	15	5	29	36				

Land & Building Information			
Width		Depth	
Lot Size	5208 SQUARE FEET	Land Use	
Actual Use	STORE(S) AND SERVICE COMMERCIAL		
BCA Description	OFFICE	Zoning	C4
WaterConn			
BCADData Update	03/30/2016		

Actual Totals		
Land	Improvement	Actual Total
\$458,000.00	\$204,000.00	\$662,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$458,000.00	\$204,000.00	\$0.00	\$10,000.00	\$662,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$458,000.00	\$204,000.00	\$0.00	\$10,000.00	\$662,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
9/1/1993	\$200,000.00	BG314189	MULTIPLE PROPERTY TRANSACTION
10/15/1980	\$100,000.00	B140075E	MULTIPLE PROPERTY TRANSACTION
10/1/1980	\$0.00	Y204777E	REJECT NOT SUITED SALE ANALYSIS

## Comm - Detailed Tax Report

Property Information			
Prop Address	7777 KINGSWAY	Jurisdiction	CITY OF BURNABY
Municipality	CITY OF BURNABY	Neighborhood	012-6TH ST & EDMONDS - COMMERCIAL
Area	BURNABY EAST	SubAreaCode	VBEEED
PropertyID	002-941-554	BoardCode	V
PostalCode	V3N 3C9		

Property Tax Information			
TaxRoll Number	269077770000	Gross Taxes	\$11,643.16
Tax Year	2016	Tax Amount Updated	06/16/2016

### More PIDS

002-941-554

Owner Name & Mailing Address			
Owner1 1	** NOT AVAILABLE **	Owner2 1	
Owner1 2		Owner2 2	
Mail Addr1		Mail Addr3	
Mail Addr2		Mail Addr4	
MailPostalCode			

Legal Information			
Legal Description			

PL NWP3035 LT 16 BLK 5 DL 29 LD 36

Legal FreeFormDescription			
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GROUP 1.

PlanNum	Lot	Block	LotDist	LandDist	Section	Twntship	Range	Meridian
NWP3035	16	5	29	36				

Land & Building Information			
Width		Depth	
Lot Size	6000 SQUARE FEET	Land Use	
Actual Use	PARKING (LOT ONLY, PAVED OR GRAVEL-COM)		
BCA Description	PAVING - ASPHALT	Zoning	C4
WaterConn			
BCADData Update	03/30/2016		

Actual Totals		
Land	Improvement	Actual Total
\$720,000.00	\$6,500.00	\$726,500.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$720,000.00	\$6,500.00	\$0.00	\$6,500.00	\$726,500.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$720,000.00	\$6,500.00	\$0.00	\$6,500.00	\$726,500.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
9/1/1993	\$200,000.00	BG314190	IMPRV SINGLE PROPERTY CASH TRANSACT
10/15/1980	\$100,000.00	B140075E	MULTIPLE PROPERTY TRANSACTION













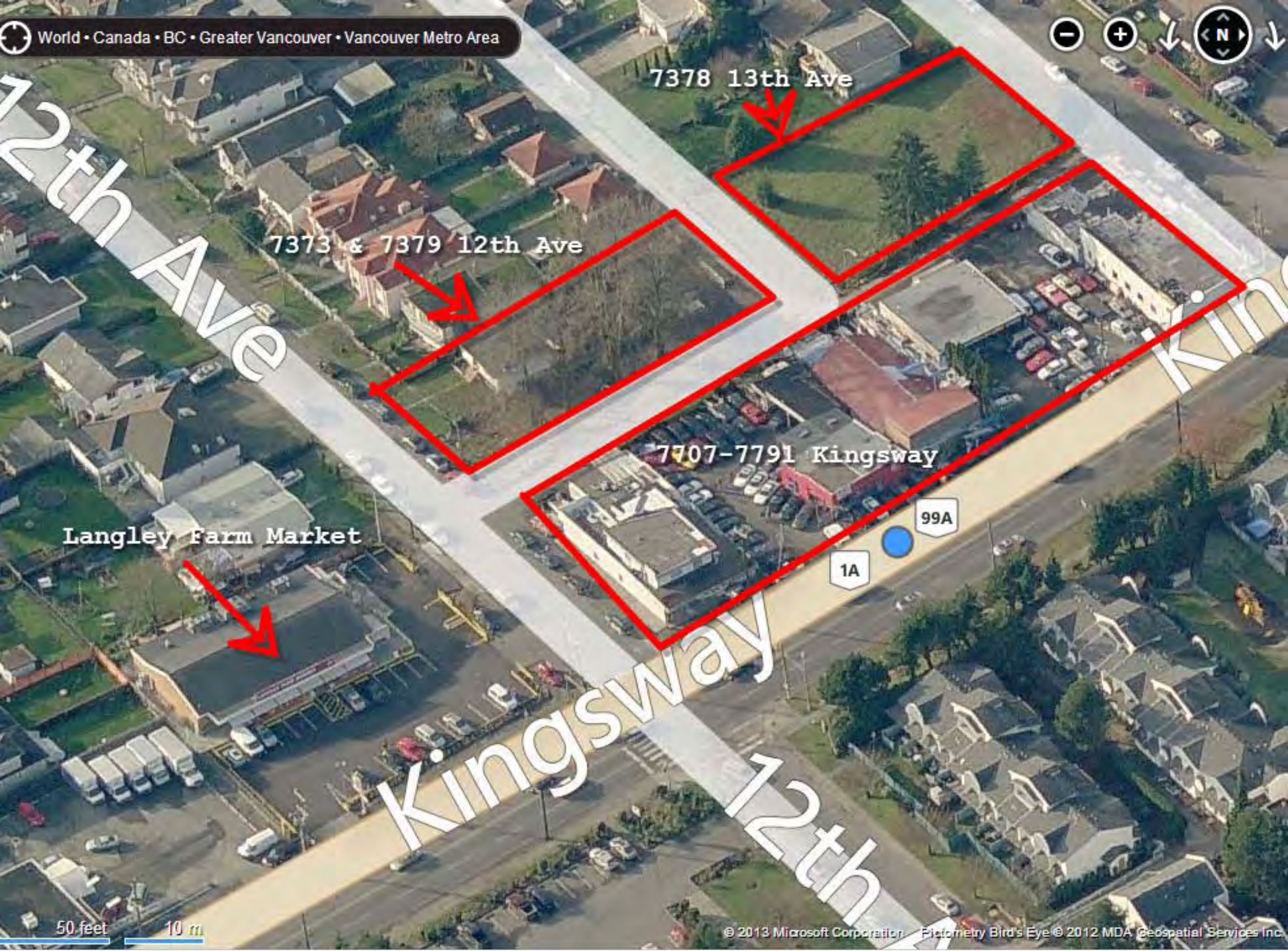












7378 13th Ave

7373 & 7379 12th Ave

7707-7791 Kingsway

Langley Farm Market

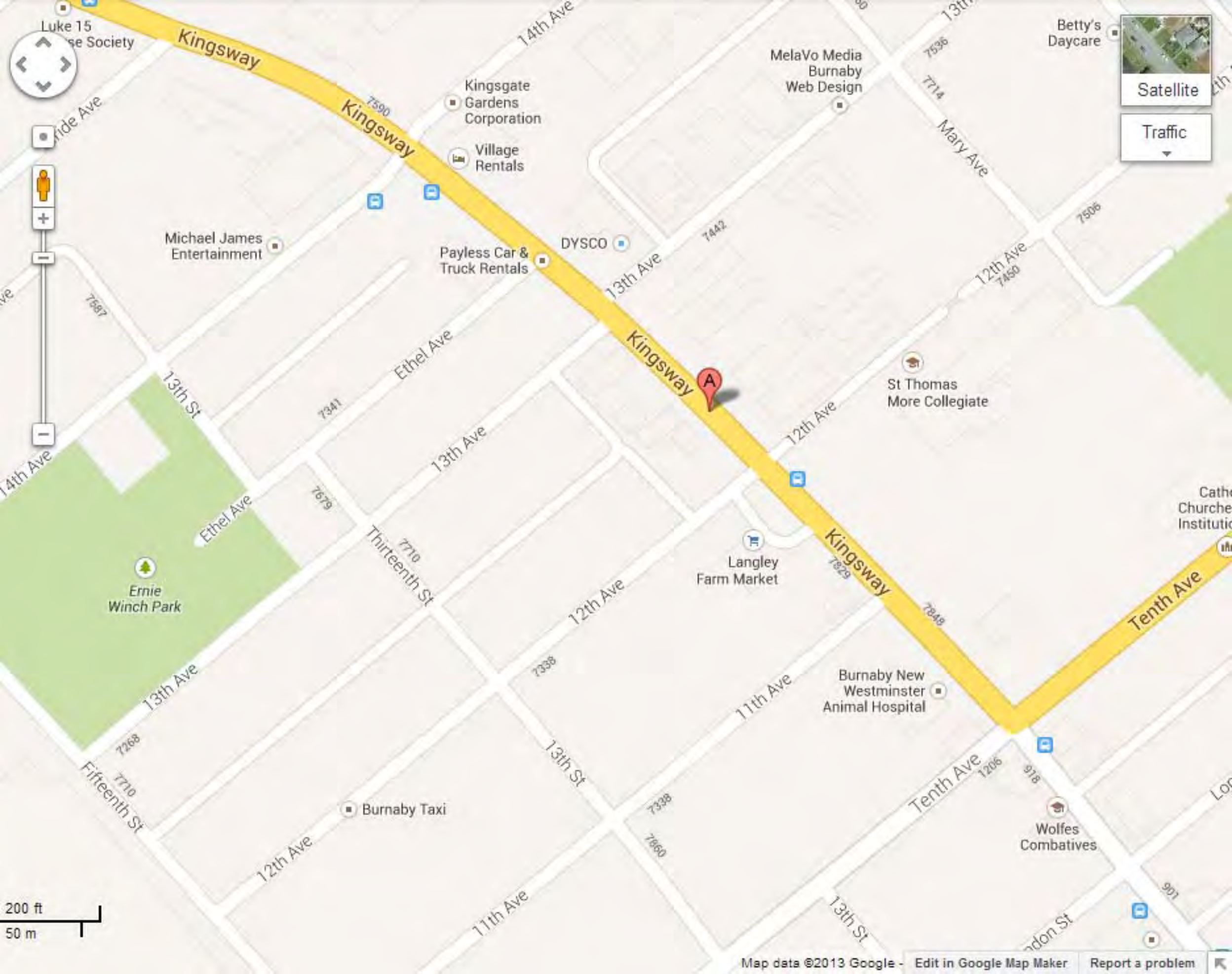
99A

1A

12th Ave

Kingsway





Luke 15  
se Society

Kingsway

Kingsway

Kingsgate  
Gardens  
Corporation

Village  
Rentals

MelaVo Media  
Burnaby  
Web Design

Betty's  
Daycare



Traffic

Michael James  
Entertainment

Payless Car &  
Truck Rentals

DYSCO

Kingsway

St Thomas  
More Collegiate

Ernie  
Winch Park

Langley  
Farm Market

Kingsway

Tenth Ave

Burnaby New  
Westminster  
Animal Hospital

Burnaby Taxi

Wolfe's  
Combatives

200 ft  
50 m