

Transit Oriented Mixed-Use Development Opportunity in the Heart of Metrotown

//////

FOR SALE OR JOINT VENTURE OPPORTUNITY

6540 & 6592 TELFORD AVENUE
BURNABY, BC



Property Introduction

Cushman & Wakefield ULC is pleased to present for sale a 100% freehold interest or a joint venture partnership interest in 6540 and 6592 Telford Avenue, Burnaby, BC (the “Property”). The Property is comprised of two legal lots totaling 43,800 square feet and is currently improved with 53 rental suites that generate approximately \$685,000 of net operating income. Situated half a block from Metrotown Skytrain Station and Metropolis at Metrotown Shopping Centre, the Property represents a true transit-oriented development opportunity with a proposed density of 425,000 square feet of mixed-use density across two towers. The proposed development and streamlined land use policy from the City of Burnaby offers unique optionality that will potentially permit, condo, rental, hotel, retail, and office built forms. The central location coupled with in-place holding income, and pro-development municipality of Burnaby make this a highly opportunistic development or land bank acquisition.

The Property is being marketed without a formal list price. All interested parties should contact the listing agents for pricing guidance, access to the data room, and further due diligence items upon execution of an NDA.



Salient Details

Address	6540 & 6592 Telford Avenue, Burnaby, BC
PIDs	002-787-539 & 003-077-705
Lot Area	43,800 sq. ft.
Zoning	RM3 & R1
Draft OCP Land Use	High-Rise Apartment 1 (30 Storeys)
Proposed Density	425,000 sq. ft. across two towers
Improvements	53 multifamily suites
In-Place NOI	\$685,363
Gross Taxes	\$77,649
Asking Price	Contact Listing Agents



Property Highlights



Unique scale with 43,800 square feet of land area and approximately 425,000 square feet of proposed buildable area.



In-place net operating income totaling \$685,363 from 53 multifamily suites offering highly sought after and stable holding yield through the entitlement and pre-development process.



Centre ice location in the heart of Metrotown, one of Metro Vancouver's most established mixed-use transit-oriented neighbourhoods.



Strong demographic fundamentals that will position the Property to capture upon a growing population, increasing household incomes, and incomparable diversity.



Flexible land use policy that permits optionality across built forms including rental, condo, retail, hotel, and/or office.

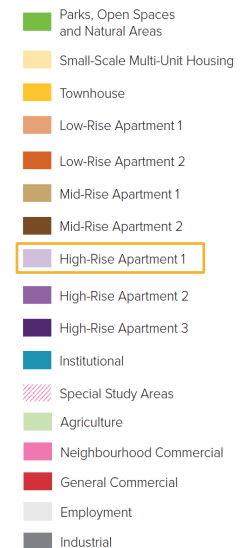


Burnaby is one of the region's most pro-development municipalities strengthened by recent land use policy amendments that will streamline the development and planning process.

Land Use

The City of Burnaby is currently in the fourth phase of a four-phase planning process to update their 2050 Official Community Plan and land use designations. Phase 3, Drafting has been completed including preliminary public consultation. A key takeaway is a policy shift from density prescriptions to more generic height allocations which aligns with the Provincial Government's Bill 47 policies.

The Property is approximately 170 metres from the Metrotown SkyTrain Station and falls within the High-Rise Apartment 1 designation which permits up to 30 storeys of height and is intended to be predominately residential.





National Capital Markets Group



CRAIG W. BALLANTYNE

Personal Real Estate Corporation
Senior Vice President
+1 604 608 5928
craig.ballantyne@cushwake.com

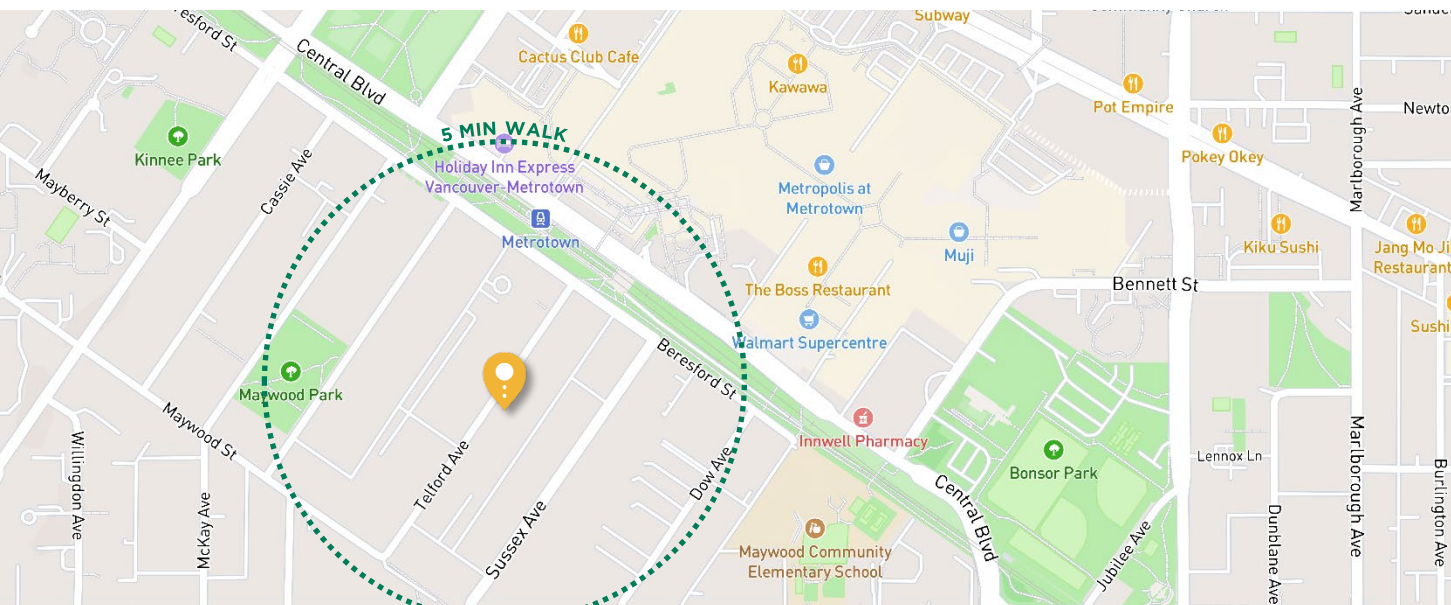
RICK DHANDA

Personal Real Estate Corporation
Vice President
+1 604 640 5816
rick.dhanda@cushwake.com

Debt Advisory

KYLE GRUNDY

Head of Underwriting
+1 604 640 5896
kyle.grundy@cushwake.com



Cushman & Wakefield ULC
1200 – 700 West Georgia Street
Vancouver, BC V7Y 1A1
cushmanwakefield.com



©2025 Cushman & Wakefield ULC

The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

E.&O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC