

FOR SALE

18th AVENUE & 18th STREET

Burnaby, BC

South Burnaby Transit Oriented Development
Purchase or Joint Venture Opportunity



AT BUILDING PERMIT STAGE WITH
PRESENTATION CENTRE SECURED

EXECUTIVE SUMMARY

THE OPPORTUNITY

Cushman & Wakefield ULC (C&W), as the exclusive agent for the Vendor, is pleased to offer for sale a 100% freehold interest or joint venture partnership in a prime development opportunity located at **18th Street & 18th Avenue, Burnaby, BC** (the “Property”).

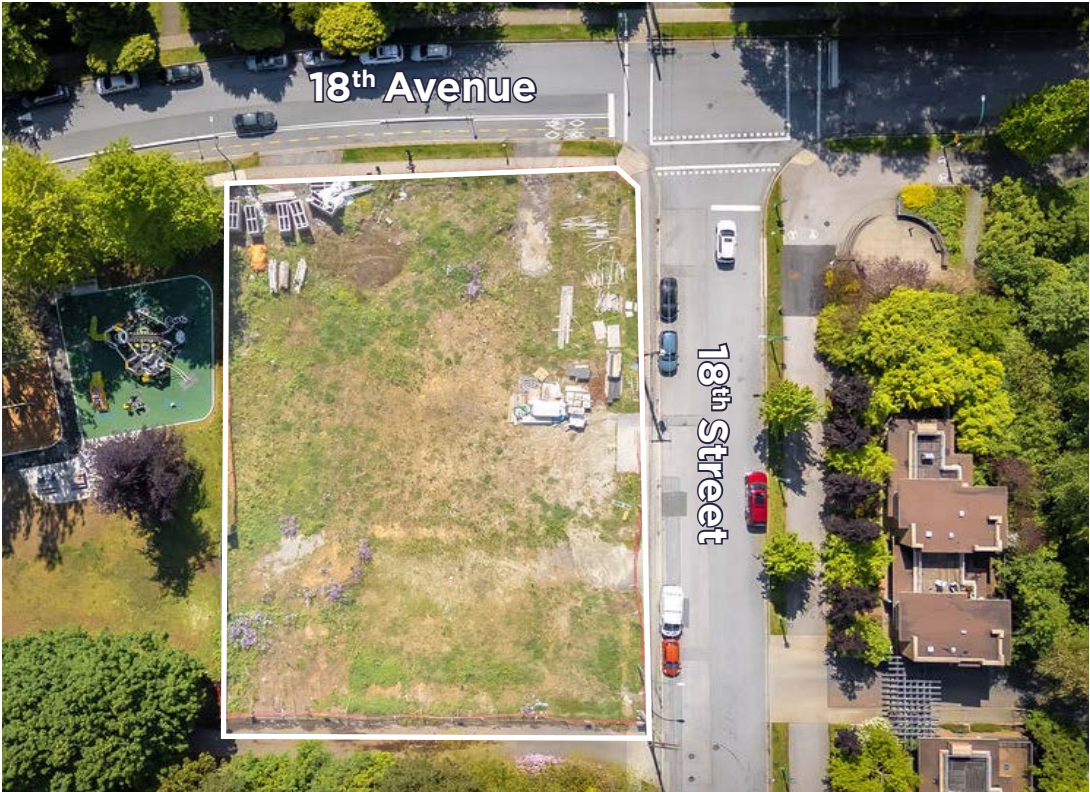
Strategically located near **Edmonds SkyTrain Station**, the Property offers exceptional connectivity and walkability with access to transit, parks, schools, shopping and service amenities. The site consists of three legal parcels totaling approximately 25,339 square feet, offering scale and density in Edmonds Centre neighborhood.

With Building Permit drawings completed and support from City staff, the Property is well-positioned for the development of a 29-storey high-rise featuring both market strata and rental housing, along with underground parking. Buyers have the option to proceed with the existing development plans, supported by completed architectural, environmental, and engineering work. Additionally, a nearly finished Presentation Centre, located nearby, is available to facilitate marketing and pre-sale efforts—helping streamline timelines and accelerate time to market.



INVESTMENT HIGHLIGHTS

- **Immediate Development Pathway & Marketing Advantage:** Benefit from significant time & cost savings with completed Building Permit drawings and a nearly finished Presentation Centre, located just 500 meters from the Property.
- **Premier Transit-Oriented Location:** Located just 300 metres from Edmonds Skytrain Station, the Property offers unparalleled access to Metro Vancouver’s rapid transit network and is within walking distance to key amenities.
- **Flexible Deal Structure:** Vendor is open to Joint Venture partnerships and tailored solutions balancing creative and mutually beneficial terms.



SALIENT DETAILS

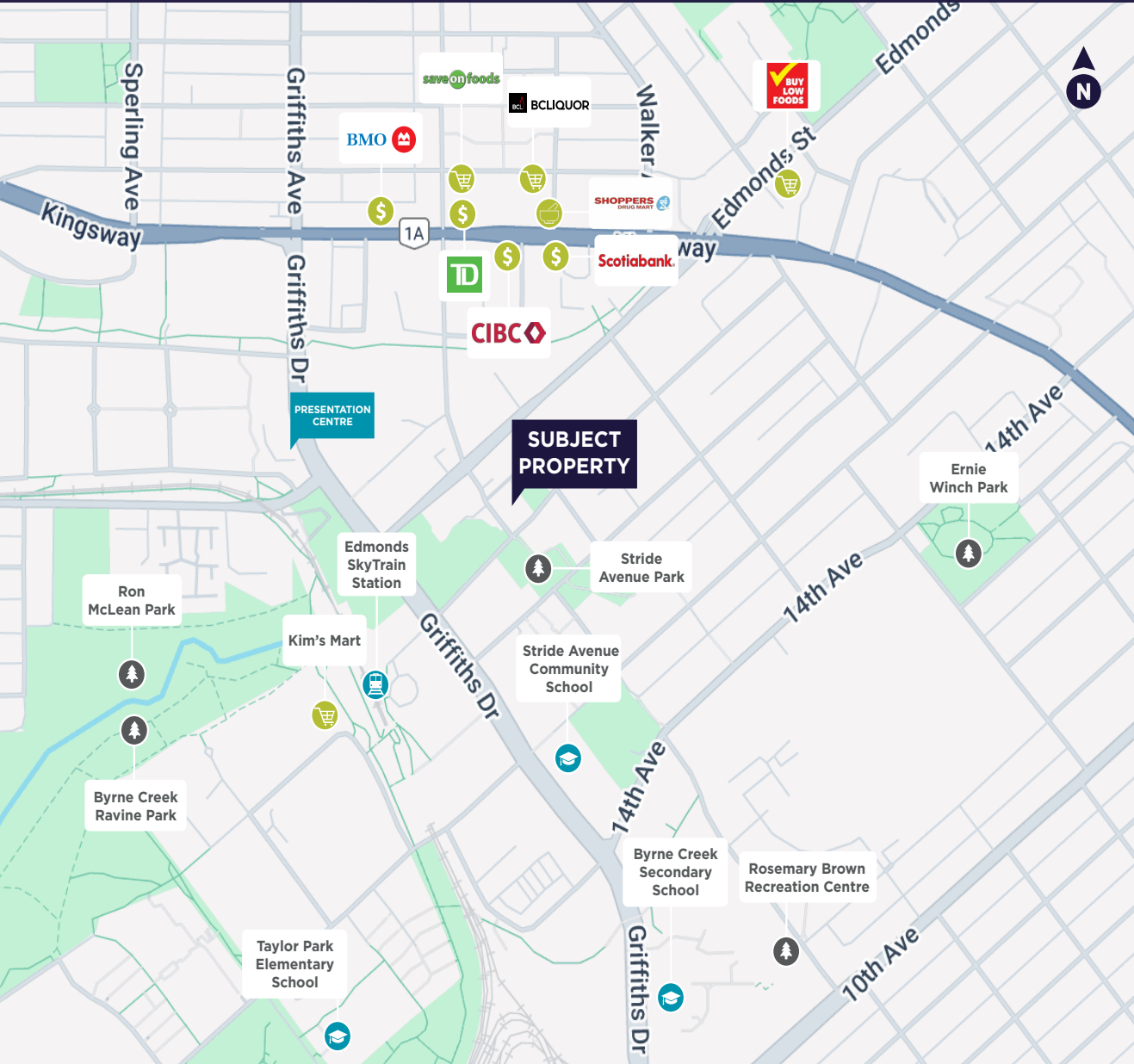
Civic Address	7109 18th Ave, Burnaby 7358 & 7360 18th Street, Burnaby 7376 & 7378 18th Street, Burnaby
PIDs	002-997-312, 031-967-442, 031-972-012
Site Description	Rectangular, relatively flat, cleared land, with frontage of approximately 193 feet along 18th Street & 133 feet along 18th Avenue.
Total Site Area	±0.58 acres (± 25,339 sq.ft.)
Current Zoning	R1 Residential-Low Density Suburban
Transit Oriented Area	Edmonds SkyTrain Station (approx. 300metres)
Land Use	Edmonds Centre / Mid-Rise Apartment 1 Edmonds Community Plan
Gross Taxes (2024)	\$37,531
Property Assessment (2024)	\$9,686.000

Price Guidance and Offer Process Please contact the Listing Agents

Additional Documents: Interested Parties are invited to inquire for access to a Due Diligence package including site plans, architectural and engineering plans, BP documentation, geotechnical, environmental reports, conceptual renderings etc. Additional materials are available upon receiving a signed Confidentiality Agreement.

EDMONDS CENTRE SOUTH BURNABY

NEARBY AMENITIES



APPROVED DEVELOPMENT PLANS

DEVELOPMENT DETAILS

Gross Site Area including Lane & Dedication Area	±0.64 acres (± 27,978 sq.ft.)
Proposed Zoning	CD Comprehensive Development District
Proposed Density	6.15 FAR
Building Height	29 Stories
Parking	4 levels underground
Unit Mix	148 Market Units 18 Rental Units 19 Rental Median CMHC 24 Affordable Rental 209 Total Units
Total Indoor Amenity Area	5,231 SF (Market) 2,480 SF (Rental) 7,711 SF Total
Total Balcony Area	28,412 SF



The Property is offered at Building Permit stage. Upon payment of required fees, the development can be shovel-ready within months. The approved design supports a streamlined, cost-efficient 29-storey high rise tower, incorporating both market strata and rental housing over underground parking.

The rezoning application includes the acquisition of a City-owned lane and dedication area, both of which have received City of Burnaby approval, pending final adoption.



PRESENTATION CENTRE

Located just 500 metres from the Property on Griffiths Avenue, the nearly fully completed Presentation Centre is available for supporting marketing and pre-sale efforts.





Aerial Panoramic View above Property

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