LAND FOR SALE

3968 PHILLIPS AVENUE
BURNABY, BC

Land Opportunity in Burnaby's Winston Industrial District

Supported by an Industrial OCP Designation and Future Rezoning Potential



CUSHMAN & WAKEFIELD

3968 PHILLIPS AVENUE

BURNABY, BC



INVESTMENT HIGHLIGHTS

INDUSTRIAL OCP DESIGNATION	Official Community Plan designation supports industrial use and redevelopment potential.
PLANNING SUPPORT FOR REZONING	City of Burnaby has indicated support for rezoning to an industrial district, subject to applicable approvals and development requirements.
RARE 0.50-ACRE BURNABY HOLDING	21,742 SF site in a supply constrained industrial market with existing holding income and future redevelopment upside.

SALIENT DETAILS

SITE SIZE	21,742 SF (0.50 acres)
CURRENT ZONING	R1 – Residential
OFFICIAL COMMUNITY PLAN	Industrial based on I1 - Industrial District
RESIDENTIAL TENANCY	Month-to-Month
PROPERTY TAX (2026)	$7,882.77
LIST PRICE	$3,250,000



LOCATION OVERVIEW

Situated in Burnaby's established Winston industrial area, 3968 Phillips Avenue presents a rare opportunity to acquire a 0.50-acre site designated Industrial under the City of Burnaby Official Community Plan. With planning support for a future industrial rezoning, the property offers significant redevelopment potential in a sought-after employment corridor with convenient access to Lougheed Highway, the Trans-Canada Highway, and Metro Vancouver's major transportation networks.



DRIVE TIMES

LOCATION	MINUTES
Lougheed Highway	**3 mins**
Boundary Road	**3 mins**
Canada Way	**4 mins**
Trans-Canada Highway	**8 mins**
YVR Airport	**30 mins**



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