

# For Sale

## 6.3-Acre Big Bend Commercial Development Site

5701 & 5813 Byrne Road, Burnaby, BC

save on foods

LONDON DRUGS

Mark's



Vancity



CACTUS CLUB CAFE

OpenRoad  
HONDA



JORDANS  
FLOORING

Riverway Golf Course

Marine Way

Future Film Studio Site

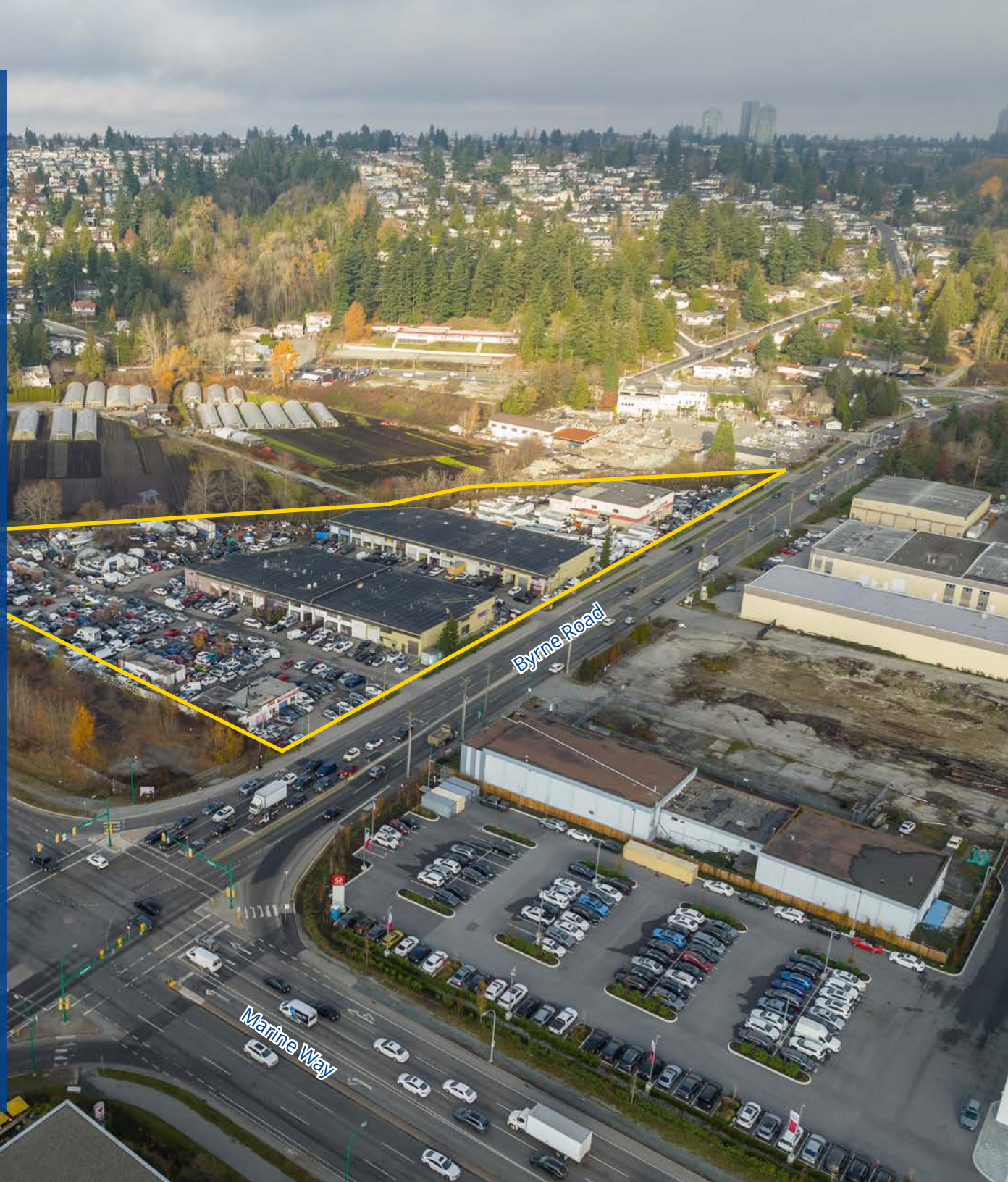
Byrne Road

Colliers



# Highlights

- Rare opportunity to acquire a large 6.312-acre commercial development site situated in the Big Bend Neighbourhood Plan
- Potential to grow rental income from the existing three buildings on-site
- Located conveniently across the street from the many restaurants and retailers at Marine Way Market and a 5-minute drive from Metrotown Metropolis Mall
- With over 883 feet of frontage and exposure to Byrne Road, the site benefits from the popularity of the pre-established Market Crossing Shopping Centre
- The Big Bend area of Burnaby has seen rapid growth to include a variety of new mixed-use industrial/office projects such as Amazon's future distribution center
- Located off of Marine Way, which provides quick access to nearby arterial roads and Highway 91A (3.0km away)
- A 5-minute drive from the River District, which provides approximately 7,000 homes for over 15,000 residents.



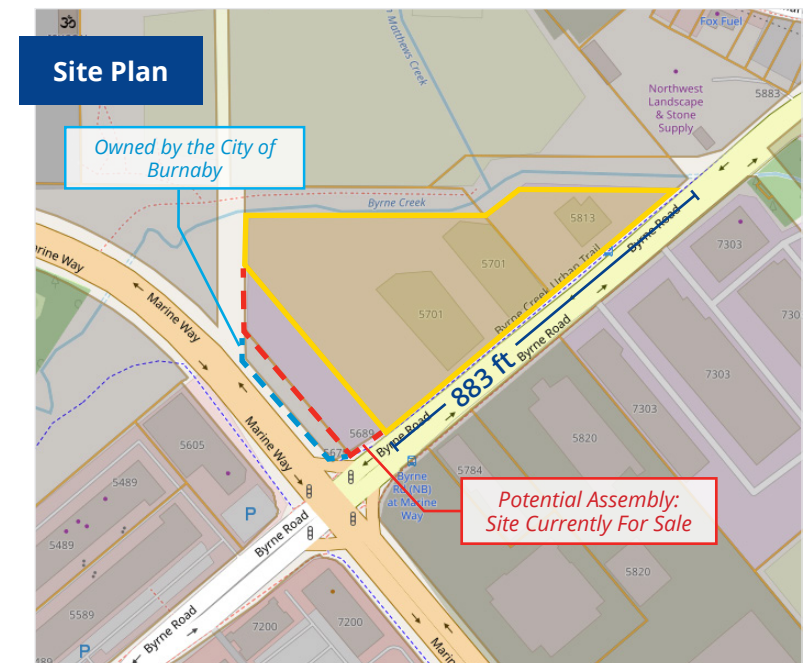
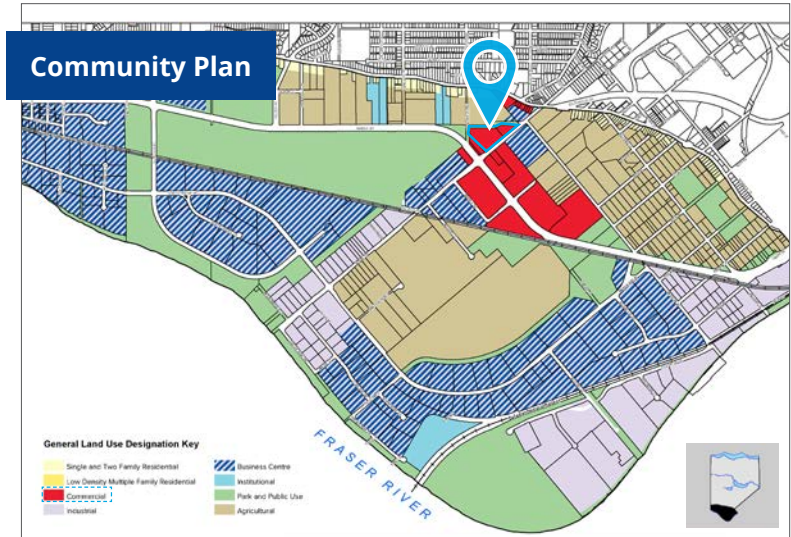


# Salient Facts

Civic Address	5701 & 5813 Byrne Road, Burnaby, BC		
PID	002-692-937, 001-673-882		
Location	Located along the north side of Byrne Road, a few meters east of Marine Way in the Big Bend area of Burnaby.		
Approximate Site Size	274,950 SF (6.312 acres)		
Gross Building Size	5701 Byrne Road		50,410 SF
	5813 Byrne Road		8,010 SF
	Total		58,420 SF (approx.)
Current Improvements	Three industrial buildings constructed circa 1966 & 1973		
Current Zoning	M2 - General Industrial District		
Community Plan	Big Bend: Commercial		
Assessed Value (2023)	Land		\$54,093,000
	Improvement		\$84,100
	Total		\$54,177,100
Property Taxes (2023)	\$365,270.71		

## Development Potential

The potential redevelopment may be rezoned to CD based on C2 and M5 districts. A maximum density of 1.0 FSR is allowable under the C2 District (1.30 with underground or structure parking). Density for the M5 district is inferred based on and not limited to setbacks, lot coverage, height, and parking requirements.



# Location | Big Bend

The Big Bend neighborhood in Burnaby, situated in the southern part of Burnaby near the Fraser River, is characterized by its industrial and commercial significance. Historically known for its manufacturing facilities, warehouses, and businesses, Big Bend has played a pivotal role in Burnaby's economic landscape. While predominantly industrial, there have been a number of recent commercial developments in the area that have contributed to the area's overall growth and popularity.

One noteworthy addition is Marine Way Market, a retail hub that has brought diverse shopping and dining options to the area. This development has expanded the neighborhood's appeal beyond its industrial roots, providing residents and visitors with convenient access to a range of retail and restaurant amenities, a few of which being Save-on-Foods, Cactus Club, and Canadian Tire. With a mix of shops, restaurants, and proximity to natural amenities such as the Fraser River Riverwalk and Byrne Creek Ravine Trails, Big Bend is well on its way towards creating a more balanced and vibrant community in South Burnaby.



**2min**  
MARINE WAY  
MARKET



**35min**  
DOWNTOWN  
VANCOUVER



**5min**  
METROPOLIS MALL  
AT METROTOWN



**25min**  
YVR  
AIRPORT



*Neighbouring Retail*



*Fraser River Riverwalk*



*Neighbouring Grocery Store*









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