

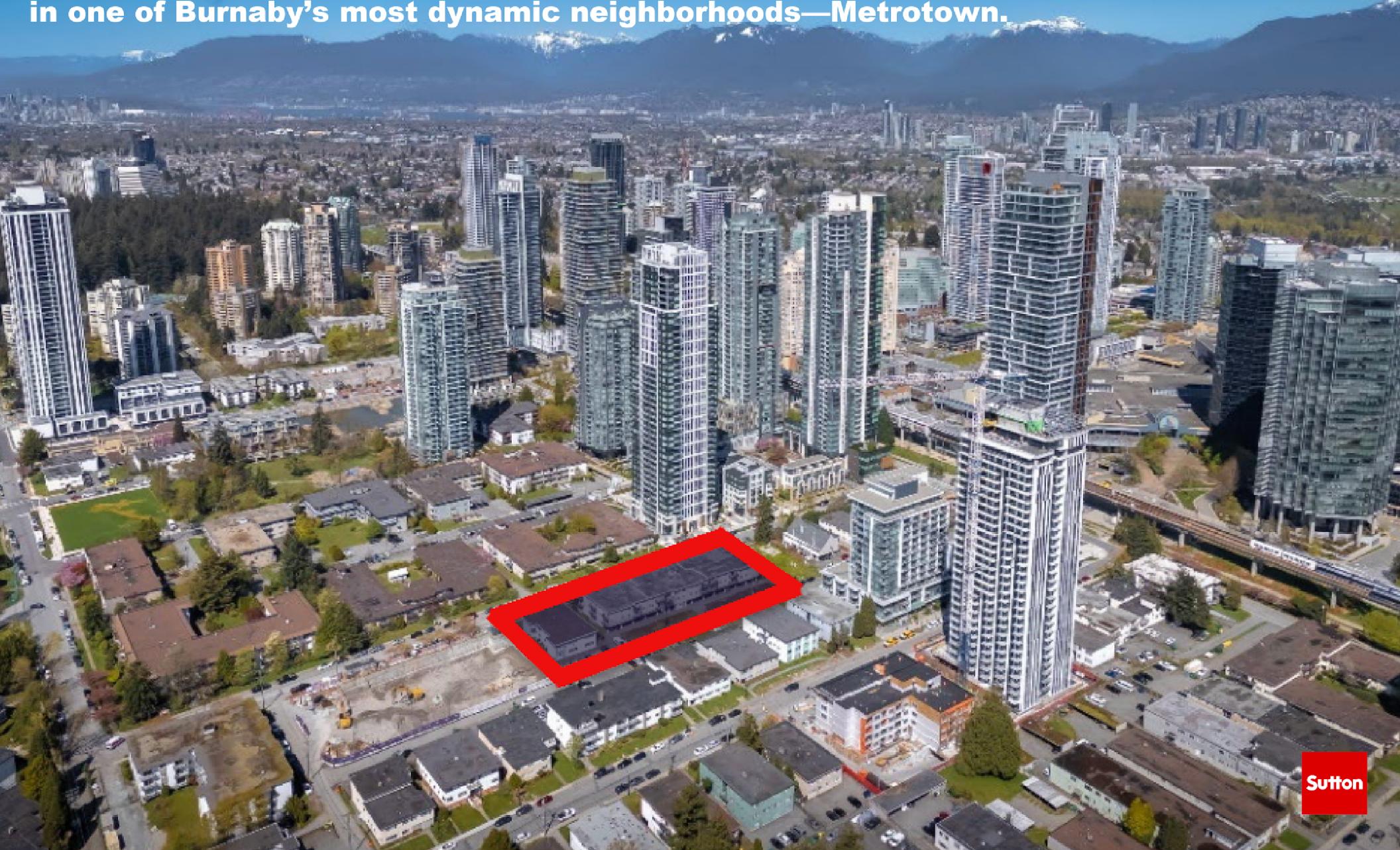
# FOR SALE or JOINT VENTURE OPPORTUNITY

## 6540 & 6592 TELFORD AVENUE



Frank Topol\*PREC

An incredible chance to acquire a two-tower\* development site  
in one of Burnaby's most dynamic neighborhoods—Metrotown.



Sutton



# Property Highlights



**43,800 square feet footprint of land area and approximately 425,000 plus square feet buildable area across 2 towers**  
**Zoning RM 3 & RM 1**



**Net operating income totalling \$685, 363 from 53 multifamily units**  
**Gross Taxes \$77,649**



**Located in the heart of Metrotown, one of Vancouver's most established mixed - use transit oriented neighbourhoods**



**Burnaby is recognized as one of Canada's most competitive and innovative cities, attracting businesses in sectors like technology, film, and environmental services.**



**Flexible land use policy that allows for a variety of built forms, including rental units, condominiums, retail spaces, hotels, and offices.**



**Burnaby is a top development-friendly municipality, with recent land use policy changes streamlining the planning process, making it easier to bring your projects to life.**



# For Sale

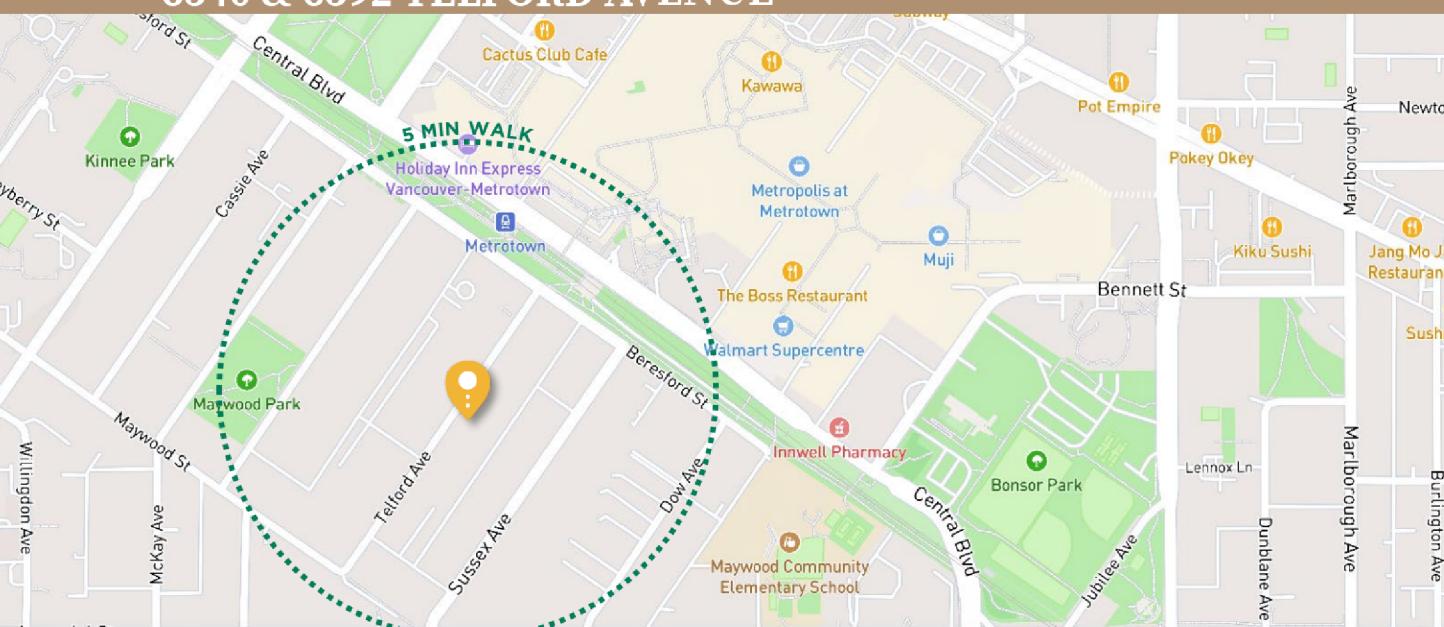
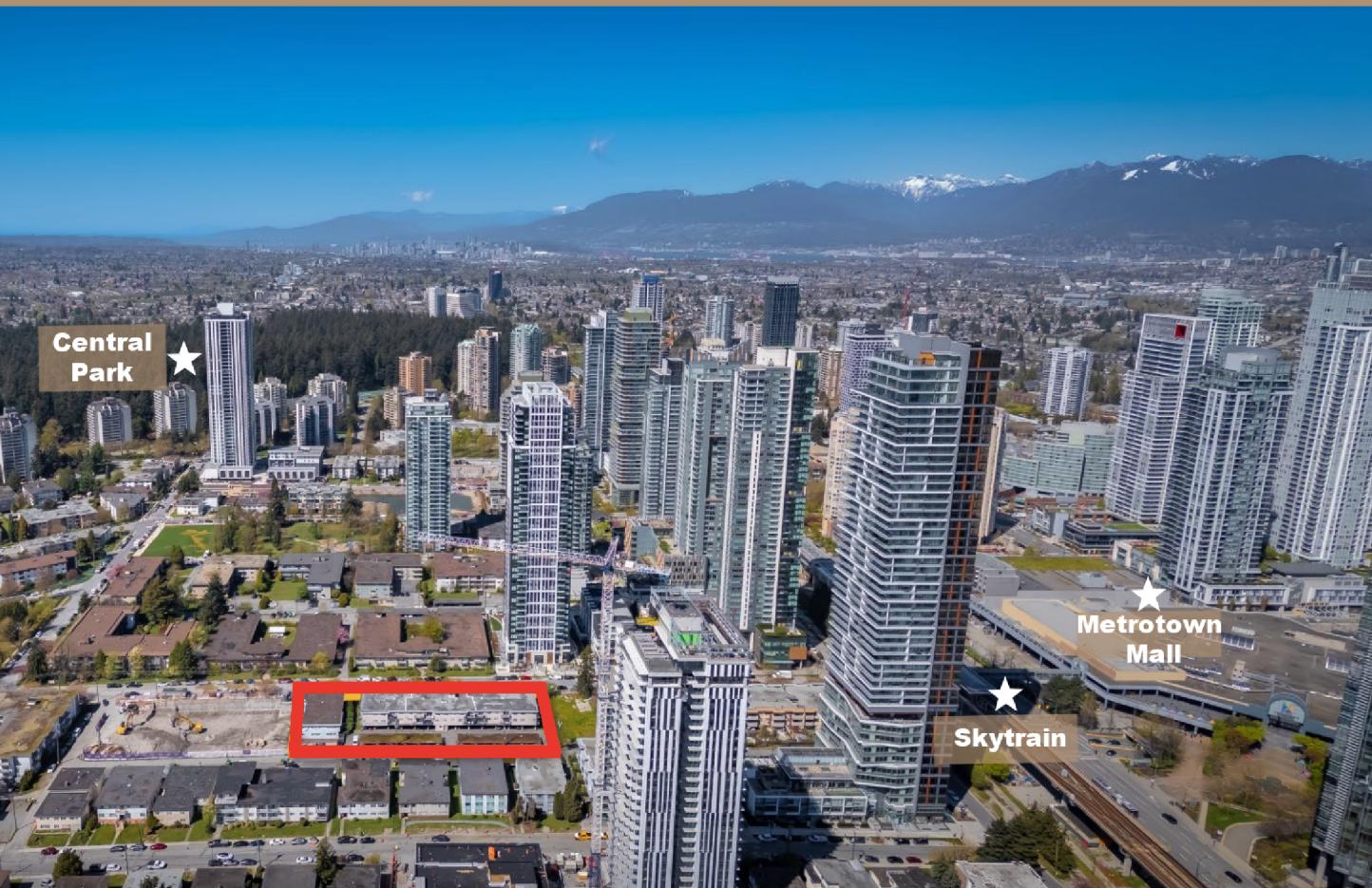
Prime Development  
Opportunity in Metrotown,  
Burnaby, BC

Don't miss out on this  
exceptional investment  
potential.

✉ Contact me for full details!



Frank Topol\*PREC



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