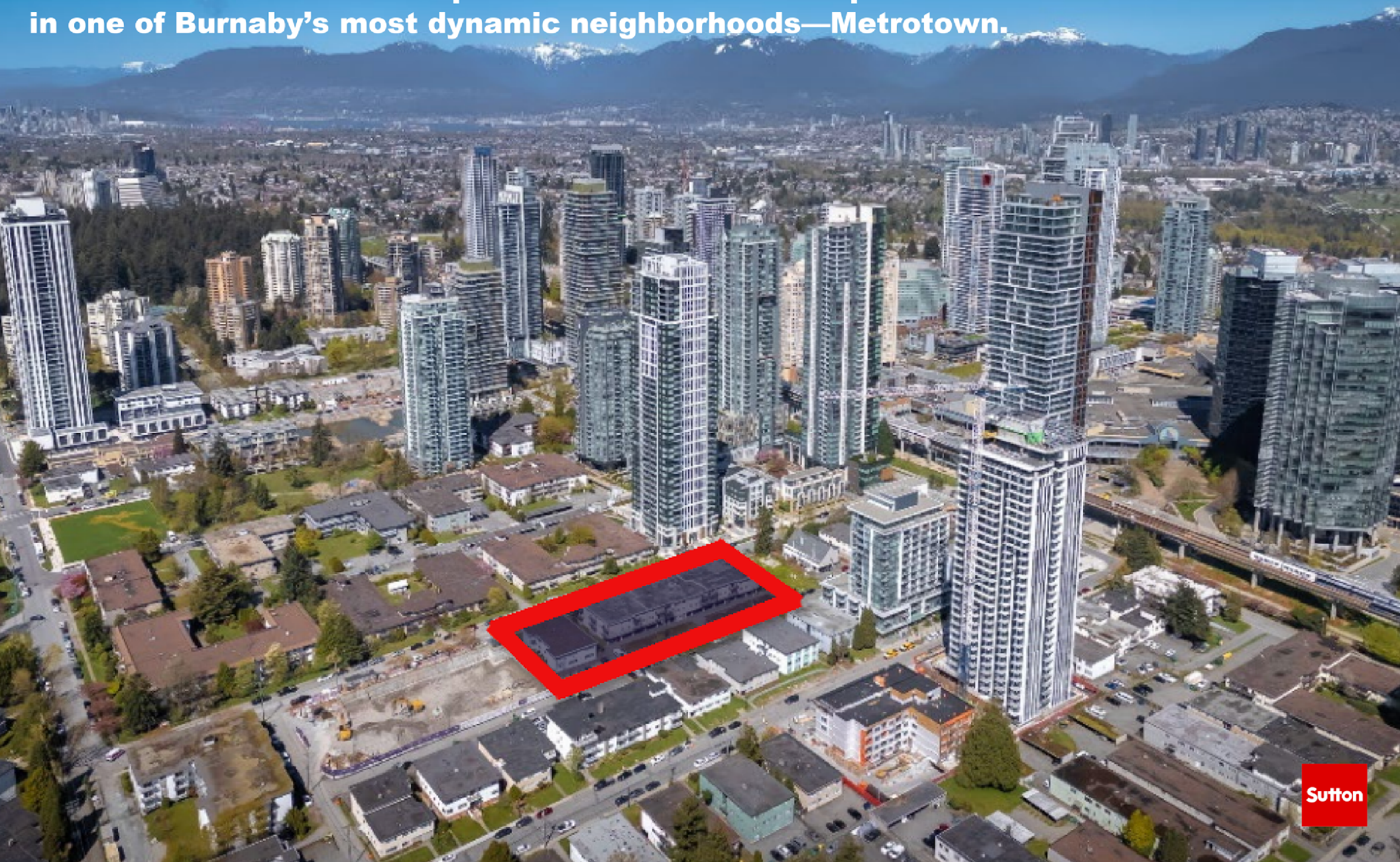


FOR SALE or JOINT VENTURE OPPORTUNITY **6540 & 6592 TELFORD AVENUE**



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



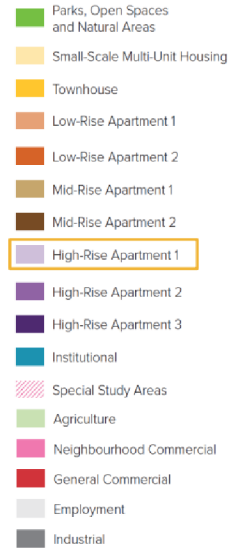
Burnaby is recognized as one of Canada's most competitive and innovative cities, attracting businesses in sectors like technology, film, and environmental services.



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.

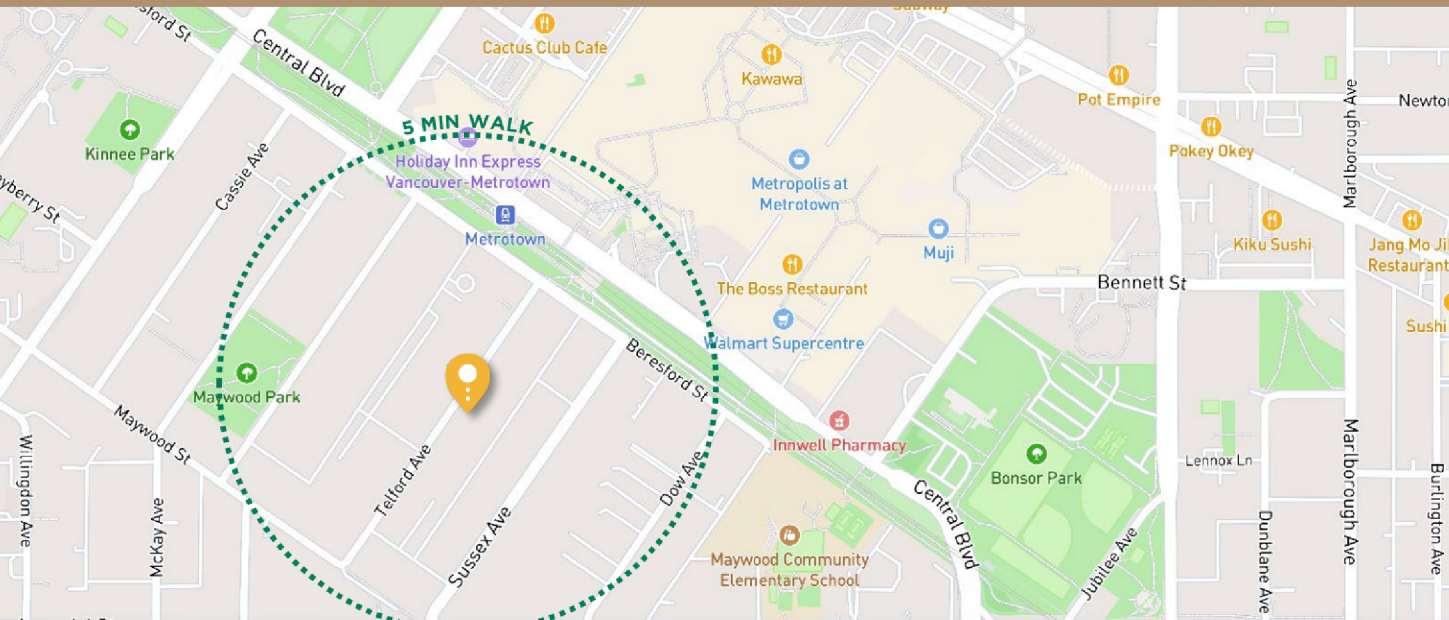
☒ Contact me for full details!



Frank Topol*PREC



6540 & 6592 TELFORD AVENUE



Commercial & Development

604-306-4414

frank@topol.ca

topol.ca



Sutton Centre Realty
3010 Boundary Road, Burnaby, BC

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