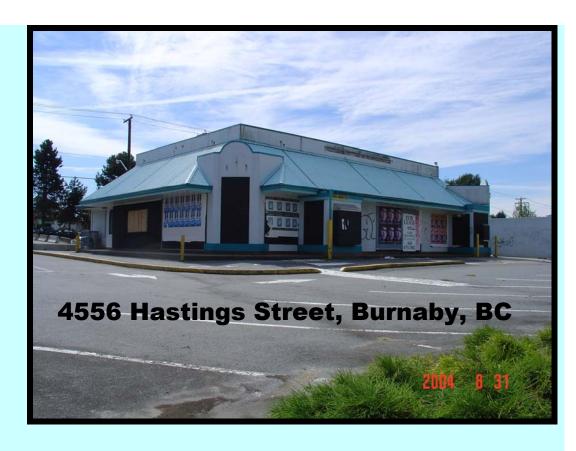
FOR SALE

Asking Price \$2,750,000.00

GARY WEBB 604-714-4780

(DIRECT LINE)



LEGAL PLAN 44042 LOT 52 DL 122 LD 37

LEGAL DESC 5725-0431

PID 003-339-114

ZONING C-7

GROSS TAXES (2004) \$31,352.04

LAND SIZE 165 FT x 120 FT (APPROX)

19,777 SQ FT

BUILDING SIZE MAIN FLOOR: 4,550 SQ FT (APPROX)

BASEMENT: 1,300 SQ FT (APPROX)
TOTAL: 5,850 SQ FT (APPROX)

TENANT McDONALD'S RESTAURANTS OF CANADA LIMITED

LEASE TERM FEBRUARY 29, 2008

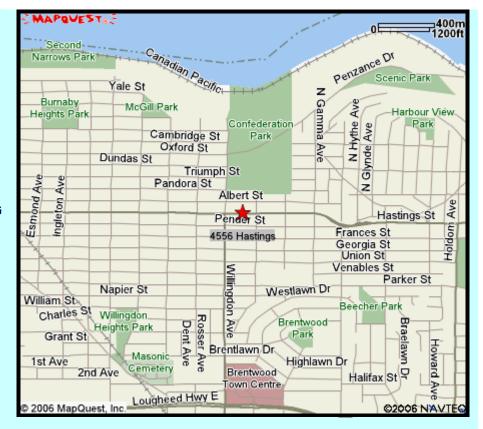
RENTAL RATE \$120,933.75 PER YEAR TNN (APPROX)

SPECIAL CLAUSE TENANT HAS RIGHT OF FIRST REFUSAL



4556 HASTINGS STREET

- CORNER LOCATION ON HASTINGS AND ALPHA IN BURNABY, BC.
- LANE ACCESS
- LEVEL SITE WITH HOLDING INCOME
- EASY ACCESS TO HWY #1
- HASTINGS IS A MAJOR EAST-WEST COMMUTER ROUTE TO DOWNTOWN VANCOUVER





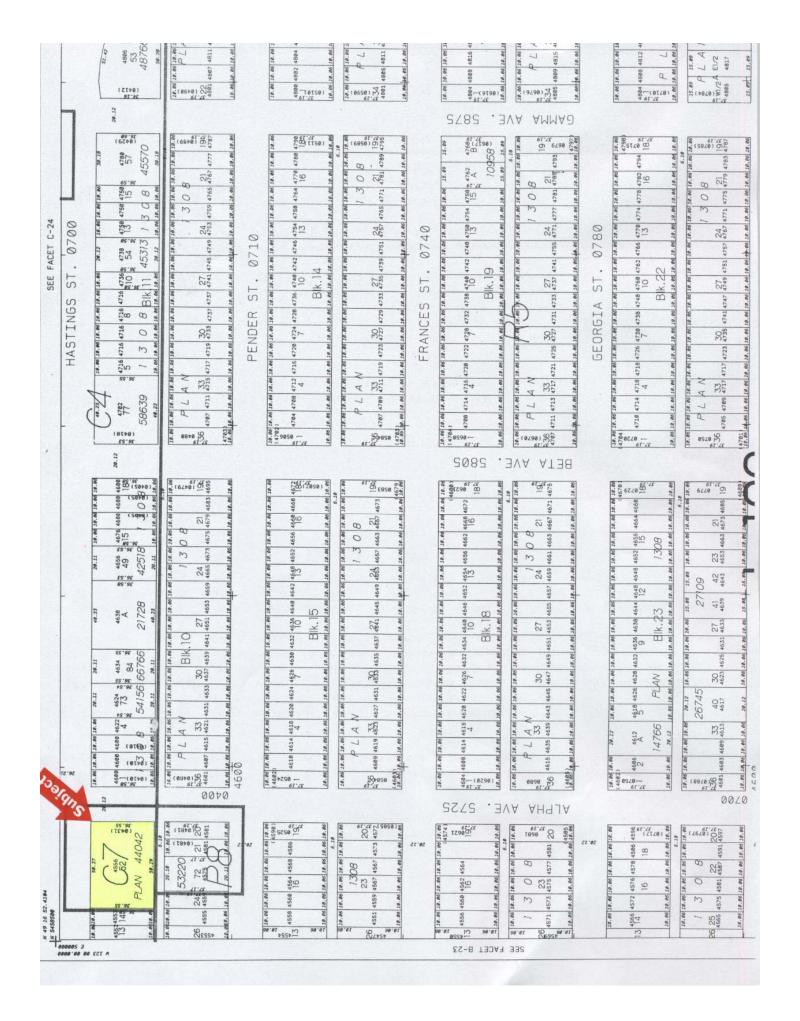
FOR
FURTHER
DETAILS
PLEASE
CONTACT

GARY WEBB

604-714-4780

(DIRECT LINE)





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307. DRIVE-IN RESTAURANT DISTRICT (C7)

This District provides for the regulation and location of drive-in restaurants in proper relationship to surrounding development. (B/L No. 5791-70-11-09)

307.1 Uses Permitted:

- (1) Drive-in restaurants.
- (2) Accessory buildings and uses.

307.2 Conditions of Use:

- (1) A lot occupied by a drive-in restaurant shall be separated from an adjoining street by a fully and suitably landscaped and properly maintained strip of not less than 1.8 m (5.91 ft.) in width.
- (2) Screening of not less than 1.8 m (5.91 ft.) in height shall be provided and properly maintained where a drive-in restaurant abuts a lot in an A, R or RM District, or is separated therefrom by a lane.
- (3) The entire customer service area shall be paved with a permanent surface of asphalt or concrete.

307.3 Height of Buildings:

The height of a building shall not exceed 9.0 m (29.53 ft.) nor 2 storeys.

307.4 Lot Area and Width:

Each lot shall have an area of not less than 930 m^2 (10,010.76 sq.ft.) and a width of not less than 30 m (98.43 ft.)

307.5 Lot Coverage:

The maximum coverage shall be 20 percent of the lot area.

307.6 Front Yard:

A front yard shall be provided of not less than 6.0 m (19.69 ft.) in depth.

307.7 Side Yards:

A side yard shall be provided on each side of the building of not less than 6.0 m (19.69 ft.) in width.

307.8 Rear Yard:

A rear yard shall be provided of not less than 6.0 m (19.69 ft.) in depth.

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307.9 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

307.10 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.

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