

# FOR SALE

Asking Price  
\$2,750,000.00



**4556 Hastings Street, Burnaby, BC**

2004 8 31

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

GARY WEBB

604-714-4780  
(DIRECT LINE)



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## 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**

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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<sup>2</sup> (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.

**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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