

BURNABY, BC

5901 DELESALLE STREET

Government-backed Investment Opportunity



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Investment Highlight

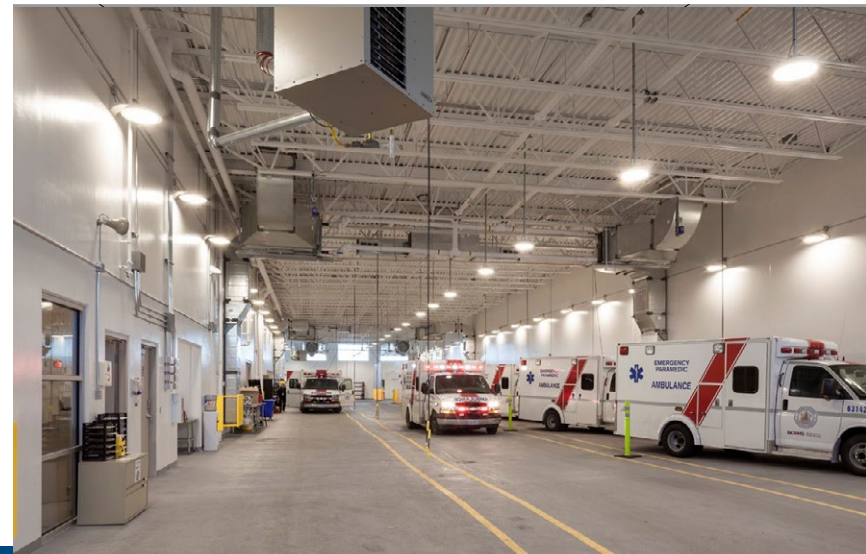
- Brand-new construction by well-known local developer
- Government-backed investment asset with an initial term of 20 years
- Triple-net, care-free lease with a rental increase in Year 11
- Four extension terms of five years each
- Located in Burnaby's Royal Oak neighbourhood just off of Kingsway, a primary thoroughfare

Property Overview

Civic Address	5901 Delesalle Street, Burnaby
Legal Description	LOT A DISTRICT LOT 97 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP59675 PID: 030-092-655
Site Size	27,956 SF
Location	Located on Delesalle Street between Buller and Waltham Avenues in Burnaby's Kingsway/Beresford neighbourhood
Current Zoning	CD (Comprehensive Development) based on P2/M5
OCP	Royal Oak Community Plan - Industrial
Building	The property is currently being improved with an Ambulance Centre with a rentable area of 46,996 SF. The construction is now complete with the tenant (BC Emergency Health Services) taking possession and paying rent.
Lease Terms	20-year term with four 5-year options to renew
Taxes (2018)	\$32,110.29



Site Plan



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