

CANADIAN PIZZA PLUS • PIZZA & CURRY • 604 420-0008



FOR SALE

#34 - 8650 Cinnamon Drive, Burnaby, BC

Prime Retail Investment Property with 5.40% CAP Rate

KELVIN LUK*
Principal
604.808.8192
kelvin@lukrealestategroup.com

WILLIAM MAUNSELL*
Associate Vice President
604.970.9738
william@lukrealestategroup.com

JONATHAN KAN
Commercial Broker
778.237.8447
jonathan@lukrealestategroup.com

* Personal Real Estate Corporation

LUK

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SALIENT FACTS

Civic Address:	#34- 8650 Cinnamon Drive, Burnaby, BC
Legal Description:	STRATA LOT 34, PLAN NWS2175, DISTRICT LOT 143, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 148 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
	PID: 000-859-010
Unit Area (approx.):	967 SF
Zoning:	CD
Occupancy:	Tenanted by long term pizza shop
NOI:	Contact Listing Agents
Listing Price:	\$665,000

OPPORTUNITY

This low-maintenance property delivers a solid 5.40% CAP rate and features a long-standing, well-established pizza tenant with a recently renewed lease, ensuring consistent and reliable rental income. Ideally located within a thriving townhome community, the property benefits from steady foot traffic, drawing residents, Forest Grove Elementary students, nearby soccer field visitors, and SFU students.

Don't miss the chance to acquire this exceptional income-generating asset. Contact the listing agents today for more information.

HIGHLIGHTS

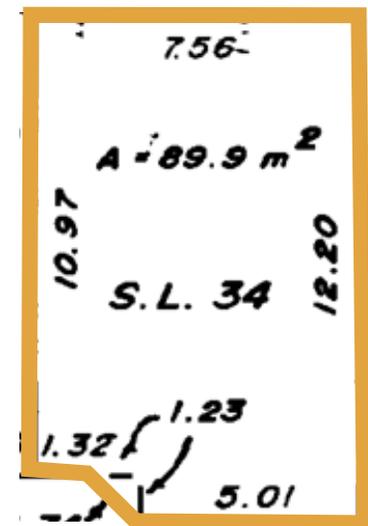


Strong Tenant Stability: Long-standing pizza tenant with a renewed lease, ensuring consistent rental income.



High Traffic Location: Prime position near a townhome community, school, recreational facilities, and a major university, driving strong customer demand.

STRATA PLAN





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