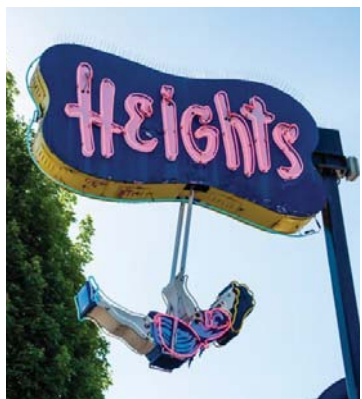
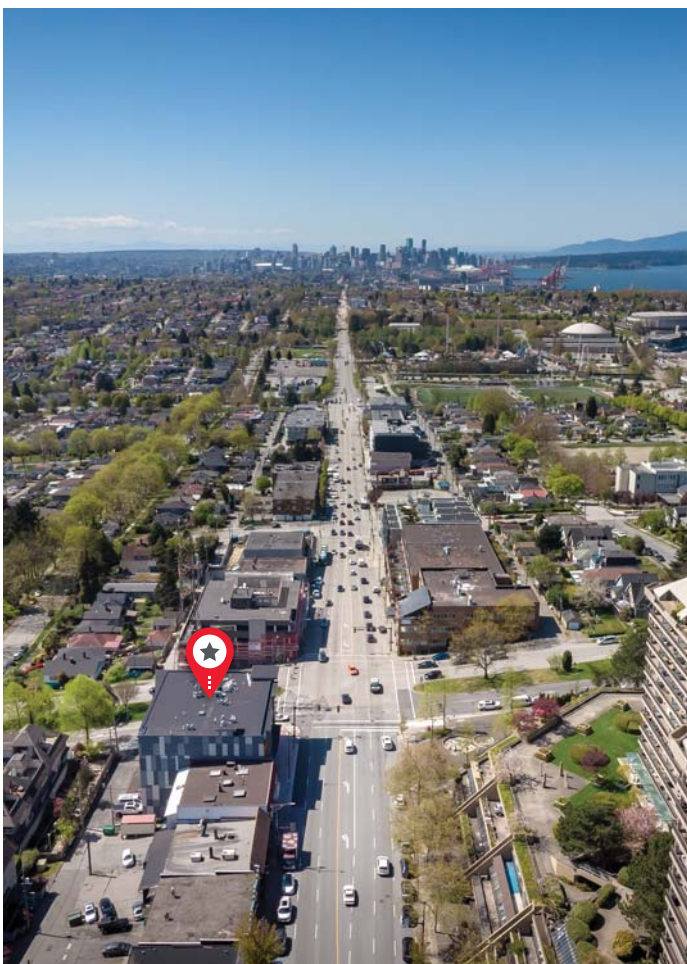




**COLLINA  
APARTMENTS**

3710 HASTINGS STREET, BURNABY BC

21 SUITES + 2 COMMERCIAL UNITS  
9,942 SQUARE FOOT LOT



NEWLY CONSTRUCTED, MIXED-USE COMMERCIAL AND RESIDENTIAL RENTAL ASSET, LOCATED ON A HIGH-EXPOSURE CORNER LOT IN BURNABY HEIGHTS











## OFFERING

Cushman and Wakefield ULC is pleased to present the opportunity to acquire Collina, a premier, newly-built residential and retail mixed-use building located at 3710 Hastings Street, set within the dynamic Burnaby Heights neighbourhood of Burnaby, BC (the "Property").

Constructed by an experienced local developer, Collina was built with quality workmanship and thoughtful contemporary design. Consisting of 21 residential rental suites with 2 fully-leased, ground commercial units, the Property offers a combined net rentable area of 21,421 sf. The residential rental suites are well designed with open-concept floor plans, outfitted with quality finishes and spacious balconies. The commercial units below offer street facing, floor-to-ceiling windows, prominent signage opportunities and 13 commercial underbuilding parking stalls.

Proudly poised on the high-visibility corner of Boundary Road and Hastings Street, Collina is a stand-out building of beauty that bolsters the high-profile intersection, which connects tenants to major job centres and urban amenities.

## INVESTMENT HIGHLIGHTS

-  STRATEGICALLY LOCATED, HIGH-EXPOSURE CORNER LOT OF HASTINGS STREET AND BOUNDARY ROAD
-  NEWLY CONSTRUCTED, VERY WELL-FINISHED SUITES
-  SWEEPING VIEWS FROM MOST SUITES
-  EASY ACCESS TO THE TRANS-CANADA HIGHWAY
-  CLOSE TO MOST RETAIL AND RECREATIONAL AMENITIES
-  DIRECTLY ON PUBLIC TRANSIT
-  HIGH QUALITY CONCRETE AND STEEL CONSTRUCTION WITH COMPOSITE FIBRE CEMENT SIDING

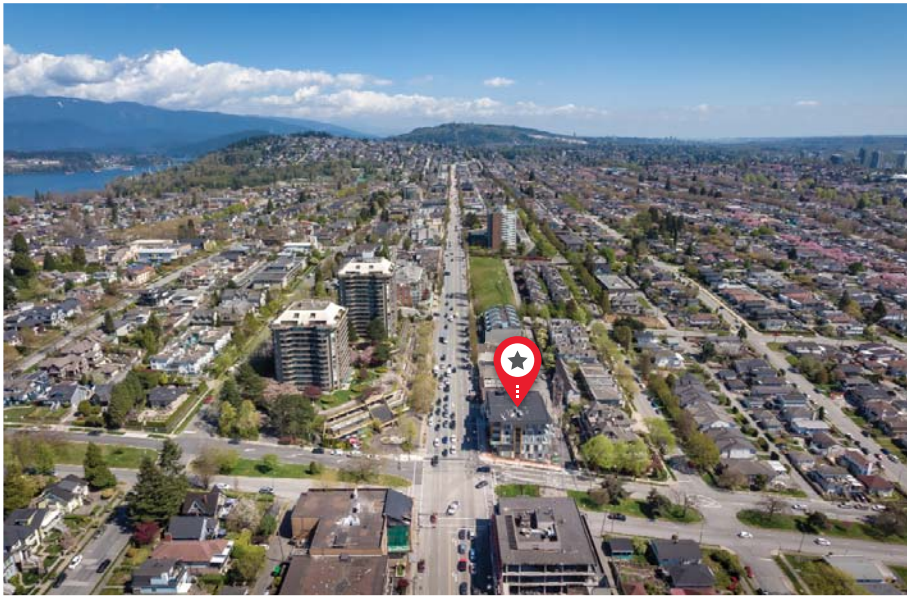


## BURNABY HEIGHTS - "THE HEIGHTS"

### A VIBRANT, MULTICULTURAL AND EVOLVING MIXED-USE THOROUGHFARE

Perched at the entrance to North Burnaby's "The Heights" neighbourhood, Collina is located on the south east corner of Hastings Street and Boundary Road in Burnaby, BC.

Offering walkability to restaurants, shops, cafes, schools and services and most notably, close proximity to Empire Field and the Pacific National Exhibition (PNE). The area is serviced by a number of bus routes, with the Kootenay Bus loop one block away, connecting commuters to neighbouring Skytrain Stations at Brentwood and Gilmore.



### OFFERING PROCESS

Please contact a member of the listing team for guidance on the offering process. We have a detailed data room that will be made available to prospective purchasers upon the receipt of a signed Confidentiality Agreement.

## SALIENT DETAILS

PROPERTY		
Address	3710 Hastings Street	
PID	030-357-811	
Lot Dimensions	97.99' x 101.93'	
Lot Size	9,942 SF	
Zoning	CD, C8a	
BUILDING		
Years Built	2021	
No. of Storeys	4 Storeys + 2 underbuilding secured parking levels	
Suite Mix	Studio	3 units
	One Bed + Den	12 units
	Two Bed + Den	6 units
	<b>Total</b>	<b>21 Residential Units</b>
		<b>2 Commercial Tenancies</b>
Net Rentable Area	Residential	15,503 sf
	Commercial	5,918 sf
	<b>Total</b>	<b>21,421 sf</b>
Parking Stalls	15 residential + 13 commercial secured stalls	
Gross Taxes (2020)	\$50,727	
Asking Price	Contact Exclusive Property Advisors	







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