

Lw4 4983 Imperial Street, Burnaby

\$1,599,800



“Polaris” Metrotown! Live/Work 1,248sf (648sf up + 600sf on main) unit facing Imperial. Upstairs features a 2-bdrm, 2-bath, full kitchen, self-contained residential unit w/balcony. Main is commercial/office unit CD-zoned (strata prohibits various incl: restaurant, health care office, liquor sales, & more) & has 12-14’ high ceilings + full, 4-pc accessible washroom. Upstairs unit currently tenanted: \$3,000 mth-to-mth. Street-level main is available. Easy to show. Complex has 10,000sf courtyard, gym, guest suite, games & meeting rooms, golf simulator, party lounge, outdoor BBQ, dining terrace & 24-hr concierge. 1 Parking space + locker. Potential net ROI (return on investment) is 3.63% if upstairs \$3,000 + ground flr \$3,100 - estimated 2022 property tax \$4,000 - strata fee \$7,850 = \$61,350.

KEY INFORMATION

MLS® R2638246

Residential Attached

Metrotown

2 Bedrooms

3 Bathrooms

1,248 SF

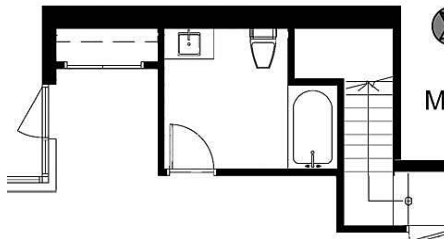
FEATURES

Year Built: 2021

Listed By: RE/MAX Westcoast

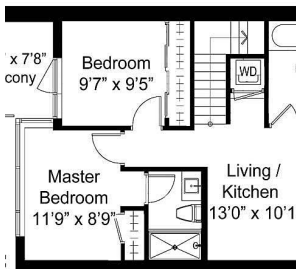


4983 IMPERIAL ST

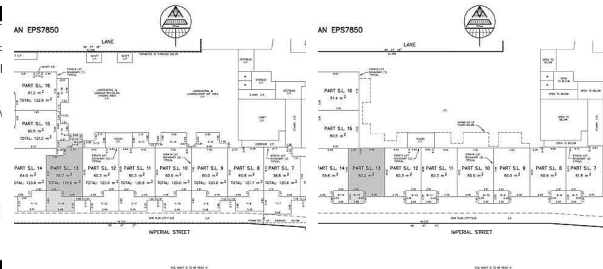


COMMERCIAL RETAIL / OFFICE SPACE
27'10" x 12'8"

LW4 - 4983 IMPERIAL ST



183 IMPERIAL ST



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