

# For Sale

## Crestview Manor

5170 Hastings Street, Burnaby BC

12 Unit Cash-Flowing Multi-Family Opportunity  
with Redevelopment Potential in Burnaby, BC



# The Opportunity

CBRE National Apartment Group - BC is excited to present this unique investment opportunity at 5170 Hastings Street, featuring two walk-up apartment buildings built in 1954 comprising a total of 12 suites.

This property offers a stable income-generating opportunity for investors, with a balanced suite mix ranging from bachelor units to a rare 4 bedroom unit, and is centrally located in a desirable area with easy access to amenities, and with the potential for future redevelopment.

## Property Details

Address	5170 Hastings Street, Burnaby, BC				
Legal Description	LOT 11, BLOCK G, PLAN NWP1254, DISTRICT LOT 127, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 22210				
PID	003-624-340				
Site Size	12,989 SF (approx.)				
Site Dimensions	79.8 x 162.7 ft (approx.)				
Current Zoning	RM-3				
OCP	Capitol Hill: Medium Density Multiple Family Residential				
Gross Tax (2024)	\$11,486.57				
Assessed Value (2025)	\$3,647,000				
Total Suites	North Building - 5 units South Building - 7 units				
Suite Mix	Type	Units	Suite Size (SF)	Average Rent	Projected Rent
	Bach	2	361	\$1,239	\$1,775
	1 Bed	1	723	\$1,303	\$1,900
	1 Bed + Den	4	718	\$1,467	\$2,100
	2 Bed	4	708	\$1,500	\$2,450
	4 Bed	1	904	\$2,800	\$3,000
	Total/Average	12	671	\$1,537	\$2,221
Financing	Assume Clear Title				
Price	\$3,600,000				
Price per Suite	\$300,000				
Cap Rate	4.1%				

## Investment Highlights:



Located in transit corridor which supports long term development



Competitively priced and a 4.1% cap rate with significant upside



Centrally located with close proximity to transit, parks and shopping



Amenities Map

Restaurants/Cafes	Shopping & Services
1. Starbucks	1. Shoppers Drug Mart
2. Triple O's Pacific Coliseum	2. Safeway Pharmacy Kensington
3. Silks	3. Circle K
4. Whiskey Six BBQ	4. Safeway Burnaby Heights
5. Sooyo cafe	5. Triple A Market
6. Triple O's PNE	6. Red Apple Market
7. McDonald's	7. Staples
8. Ethical Bean Coffee	8. Save-On-Foods
9. Poor Italian Ristorante	9. Whole Foods Market
10. McDonald's	10. London Drugs
11.Neighbour's Restaurant & Pizza House	11. The Amazing Brentwood House
12. Steamworks Brewery & Taproom	School
13. ma's Rice Bowl	1. Burnaby North Secondary School
14. Cactus Club Cafe	2. Capitol Hill Elementary School
15. JOEY Burnaby	3. École Alpha Secondary School
16. Baci Ristorante	4. Brentwood Preschool
17. La Fontana Caffè	5. Gilmore Community/Elementary School
18. Ph    Pasteur Restaurant	6. Sir John Franklin Elementary School
19. Eat for Good Restaurant	Parks
20. Toyo Sushi Japanese Restauran	1. Kensington Park
21. bbq Chicken	2. Confederation Park
22. Sfinaki Greek Taverna	3. Hastings Park
23. Admiral Pub	4. Rupert Park
24. Starbucks	5. Willingdon Heights
25. Sushi UOmo	Millenium Line
26. Chicko Chicken	West Coast Express
27. Teaspoons & Co.	
28. Don Oso's Restaurant	
29. Pizza Hut Burnaby	
30. Pho Mr. Do	



Location

This property is situated in the vibrant Capitol Hill neighborhood, bordering the amenity-rich Willingdon Heights area. Residents can walk to a variety of shops, restaurants, and businesses along the Willingdon Heights street front. The property is also just a short walk or 5-minute bike ride to Confederation Park, a 200-acre multi-use park featuring a pool, fitness center, running track, sports fields, playgrounds, and picnic areas. With its ideal location, the property is within the catchment areas for Capitol Hill Elementary and Burnaby North Secondary schools, and is just a 15-minute bus ride to Simon Fraser University. Additionally, Brentwood Mall and Downtown Vancouver are easily accessible by transit.

Demographics



2024  
Population:  
182,232

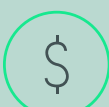
Source: Sitewise



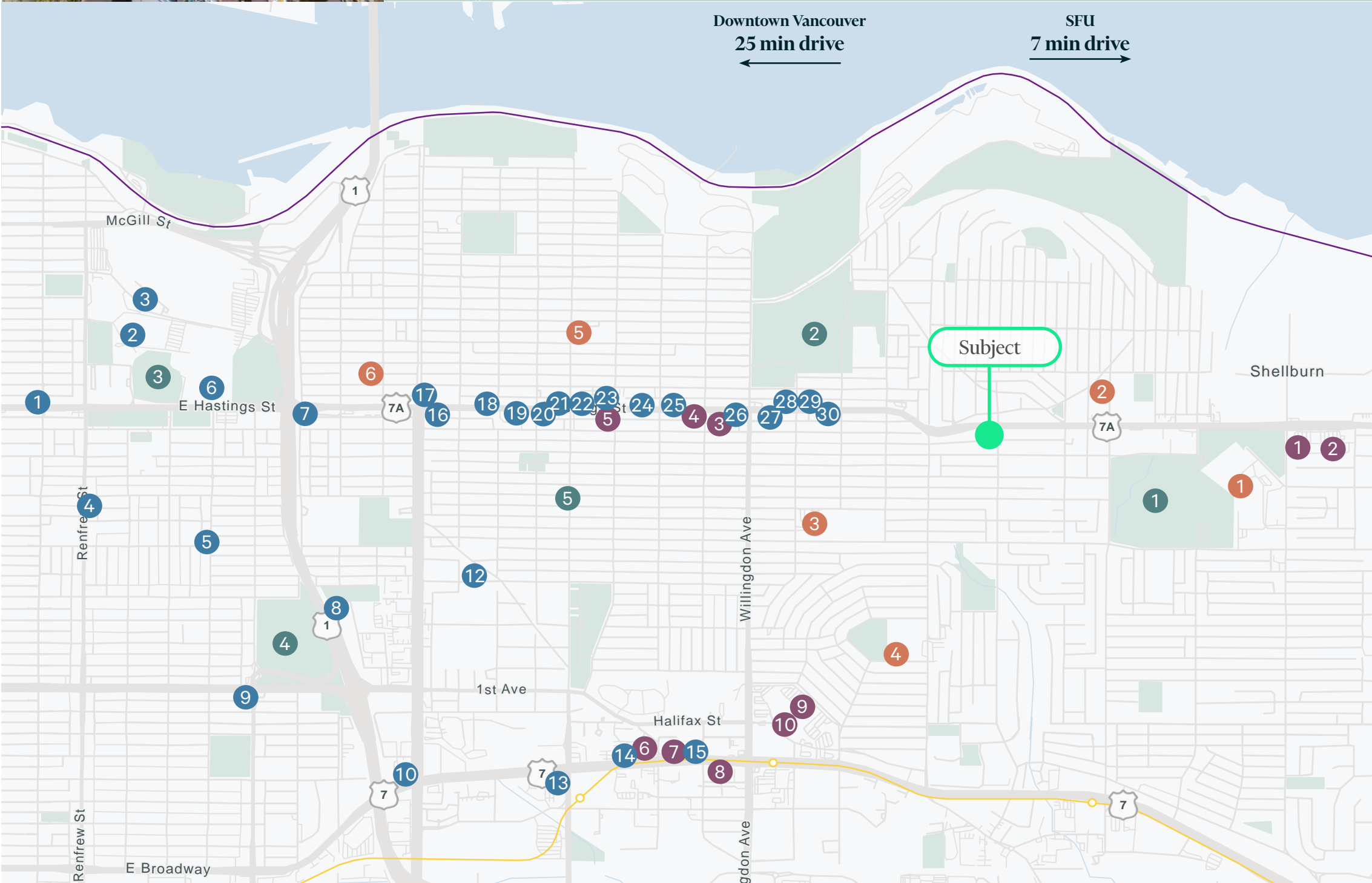
2029 Projected  
Population:  
198,242



Median  
Age  
39.6



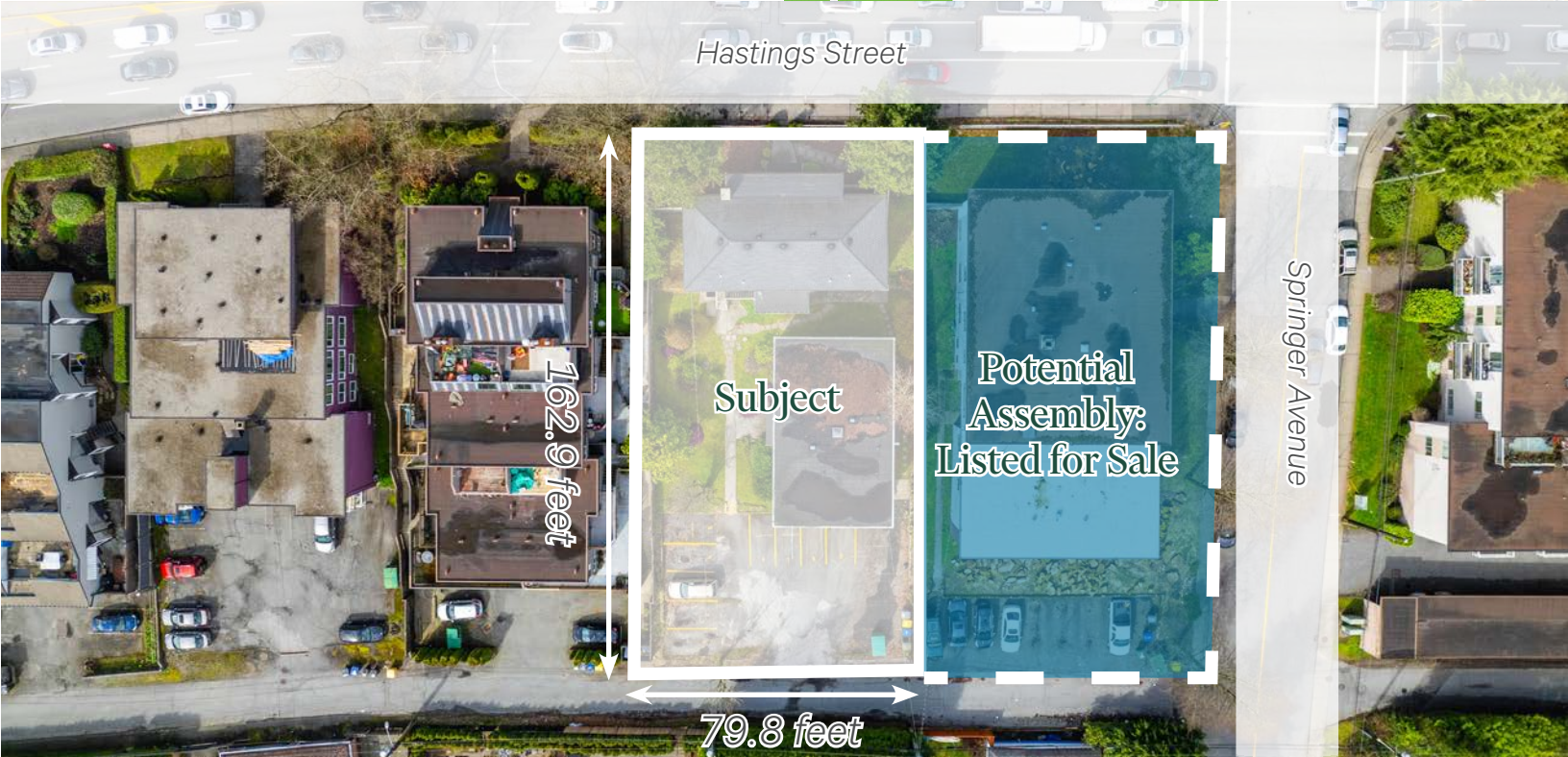
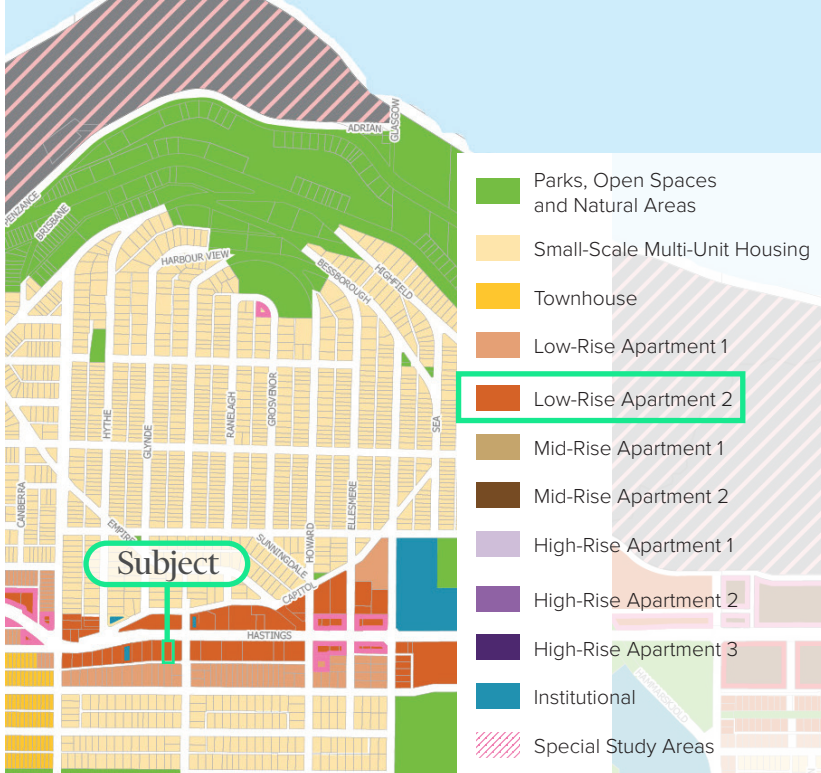
Average  
Household  
Income  
\$133,514



# Development Potential

The City of Burnaby is currently updating its Official Community Plan (OCP) and rezoning bylaws. According to the draft OCP land use map, the property in question is designated for Low-Rise Apartment 2 zoning, which envisions the potential for apartment buildings up to six storeys in height, subject to various other policies and built-form guidelines.

Source: City of Burnaby OCP 2050 Draft Land Use Map



All measurements are approximate and need to be verified



For more information, please contact a member of our team:

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South Building

North Building

Hastings Street