

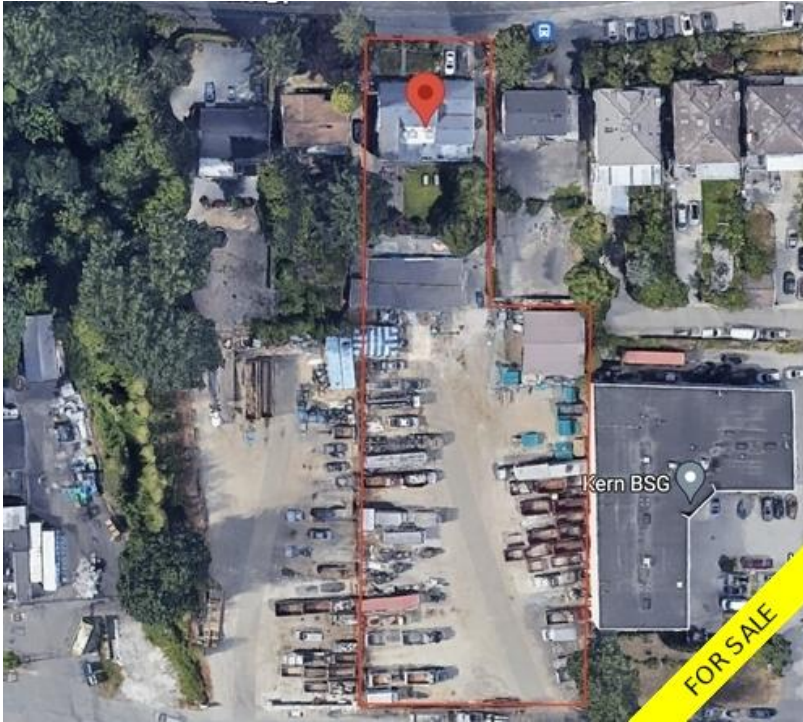
**Behroyan & Associates Real Estate
Services Ltd.**

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1495 Clyde Avenue
West Vancouver, BC
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3822 MARINE DRIVE, Burnaby South, BC, V5J 3E2, Canada

MLS®# C8058160



Property Value	\$14,000,000
Year Built	1950
Lot Size Area	1.38 acres
Bedroom	1
Bathrooms	4 full

Description

Discover the potential of this extraordinary 1.38-acre parcel in Burnaby, offering a unique blend of residential and commercial zoning. The property boasts a strategic location, with a portion of the lot designated as R2 zoning, presenting an ideal canvas for residential development. The R2-zoned portion has tremendous potential for a land assembly project or standalone residential development. This commercial space offers an excellent commercial opportunity. Whether you're considering a comprehensive land assembly or wish to create a bespoke residential project, this property is a blank canvas awaiting your vision.

