

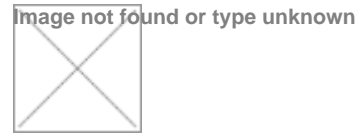
**Behroyan & Associates Real Estate
Services Ltd.**

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1495 Clyde Avenue
West Vancouver, BC
V7T 1E9

3822 MARINE DRIVE, Burnaby South, BC, V5J 3E2, Canada

MLS®# R2856641



Property Value	\$14,000,000
Type	House/Single Family
Basement	Fully Finished
Parking	2 cars
Year Built	1950
Taxes	36,331.44
Living Area	4,918 sq.ft.
Lot Frontage	95 ft
Lot Depth	443 ft
Lot Size Area	60,112 sq.ft.
Bedrooms	7
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.

