

**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**



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

