



1/2 Acres Lot For Sale with Car-Wash Business Huge Redevelopment Potential

7817 6th St, Burnaby



Must See! Auto Express Car Wash center in a free-standing solid concrete commercial building at the corner along 11th Ave and 6th St. Building was built in 2013, a 640 SF office in the second floor, 260 SF dog wash area and have around 4,450 SF drive thru bays, vacuum bays and service room. Include 2 laser wash touch-less automatic wash bays, 5 spacious self-serve wand wash bays and 4 vacuum center stations. The property is under C-1 zoning and is under City of Burnaby's community plan, good for various commercial use. Seller will provide full training. **Shares sale business with property. Call now for more information!**



Over 30 Years Experiences

Raymond Leung 梁國權

Personal Real Estate Corporation

604-644-6482

Award Winning Services!



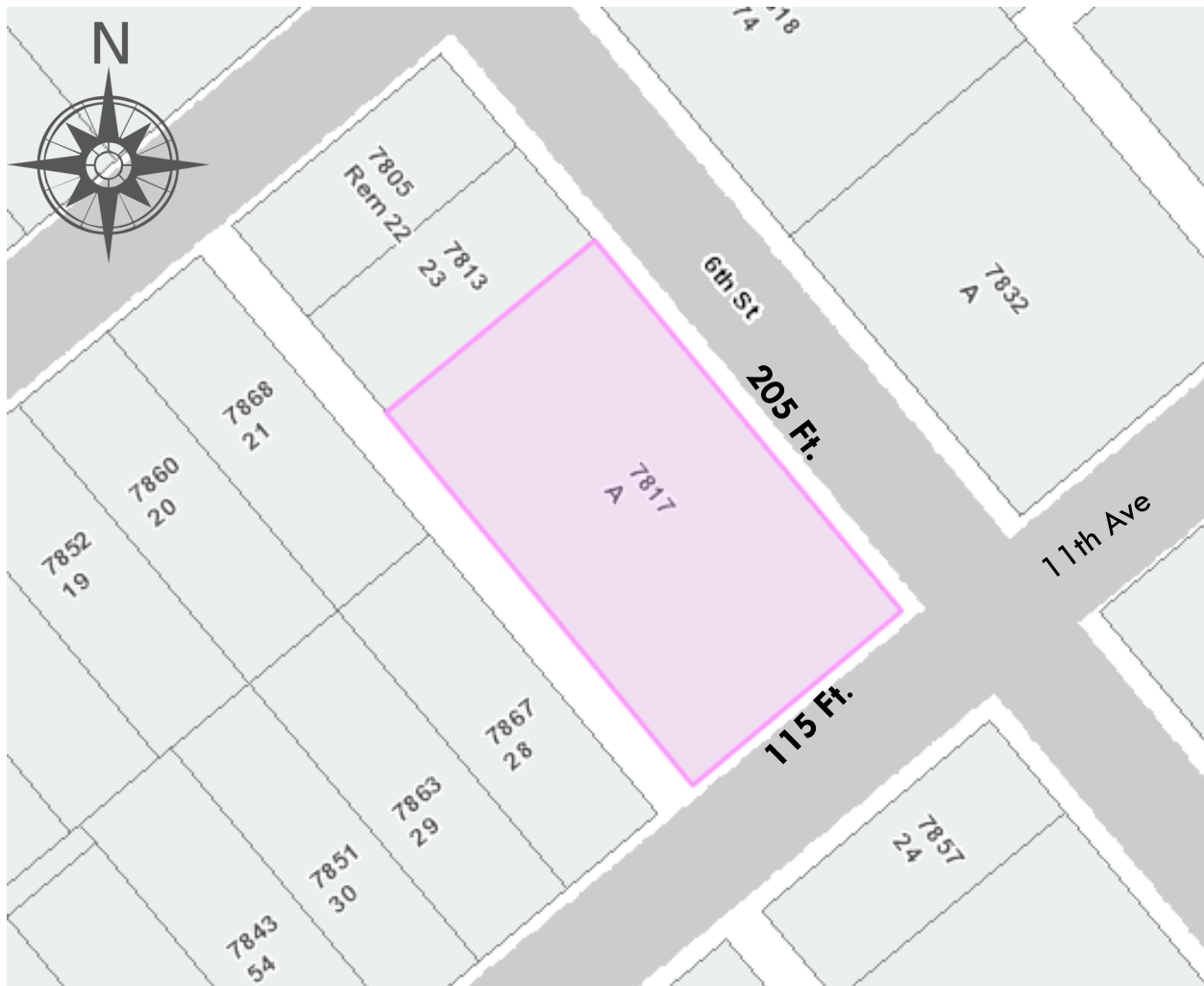
- No. 1 Re/Max Commercial Western Canada 2015
- No. 1 in Sales with Re/Max Realty Associates 5 years
- Re/Max International Lifetime Achievement Award since 2006
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Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299

Leung Real Estate Group Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.



Property Information

Address: 7817 6th St, Burnaby
 Legal: PL NWP24032 LT A BLK 2 DL 28 LD 36.
 GROUP 1, 4560-7877.
 P.I.D.: 002-485-311
 Zoning: C1
 Lot Size: 23,538 SF (205 ft x 115 ft)

Government Assessment (2026)

Land	\$4,166,000
<u>Improvement</u>	<u>\$726,000</u>
Total	\$4,892,000
Tax(2026):	\$50,542.38

Building Information

Building Storey:	1 storey with mezzanine office
Built Year:	2013

More details about the business

Our Services

Auto Wash



Featuring two state-of-the-art LaserWash® touchless automatic wash bays.

[Auto Wash Packages](#)

Wand Wash



Featuring five spacious self-serve wand wash bays for the do it yourselfer.

[Learn More](#)

Vacuum Center



Featuring four Vacuum Center stations including combo vacuum and carpet shampoo machines.

Dog Wash



Featuring a self-serve dog wash station that is easy, convenient and a fun way to wash your dog.

[Learn More](#)

Self Serve Wand Wash Bays



We have five spacious wand wash bays large enough for vehicles of all sizes. Each bay is conveniently equipped with the following options:

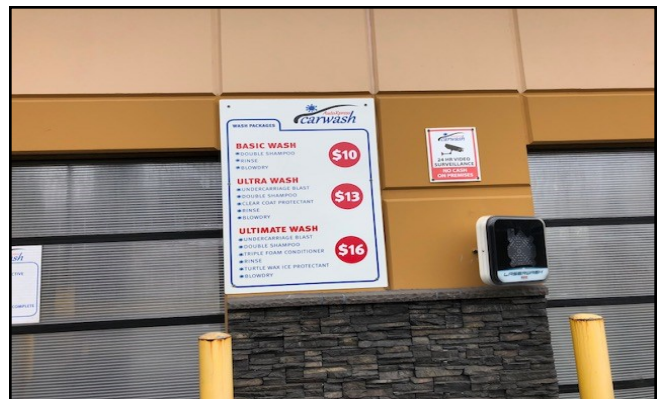
- ✓ Tire Cleaner
- ✓ Pre-Soak
- ✓ Soap
- ✓ Foaming Brush
- ✓ Rinse
- ✓ Clear Coat Protectant
- ✓ Foaming Conditioner
- ✓ Air Dryer

More information can be find inside: <http://autoxp.ca/>

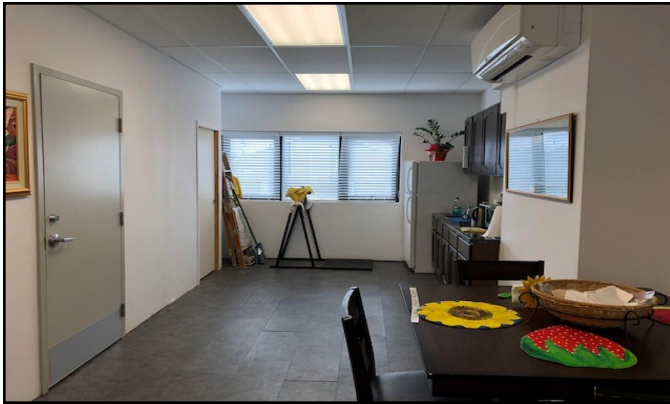
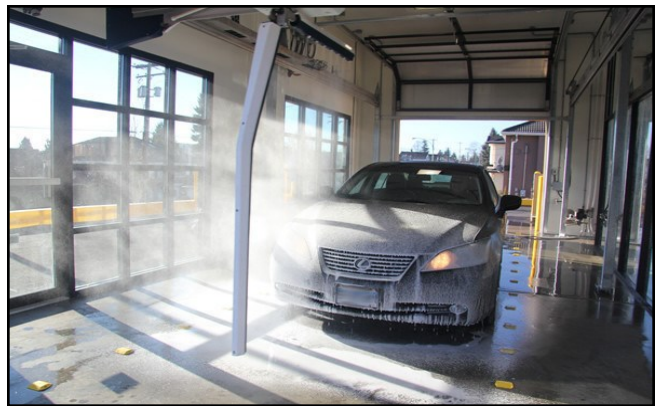
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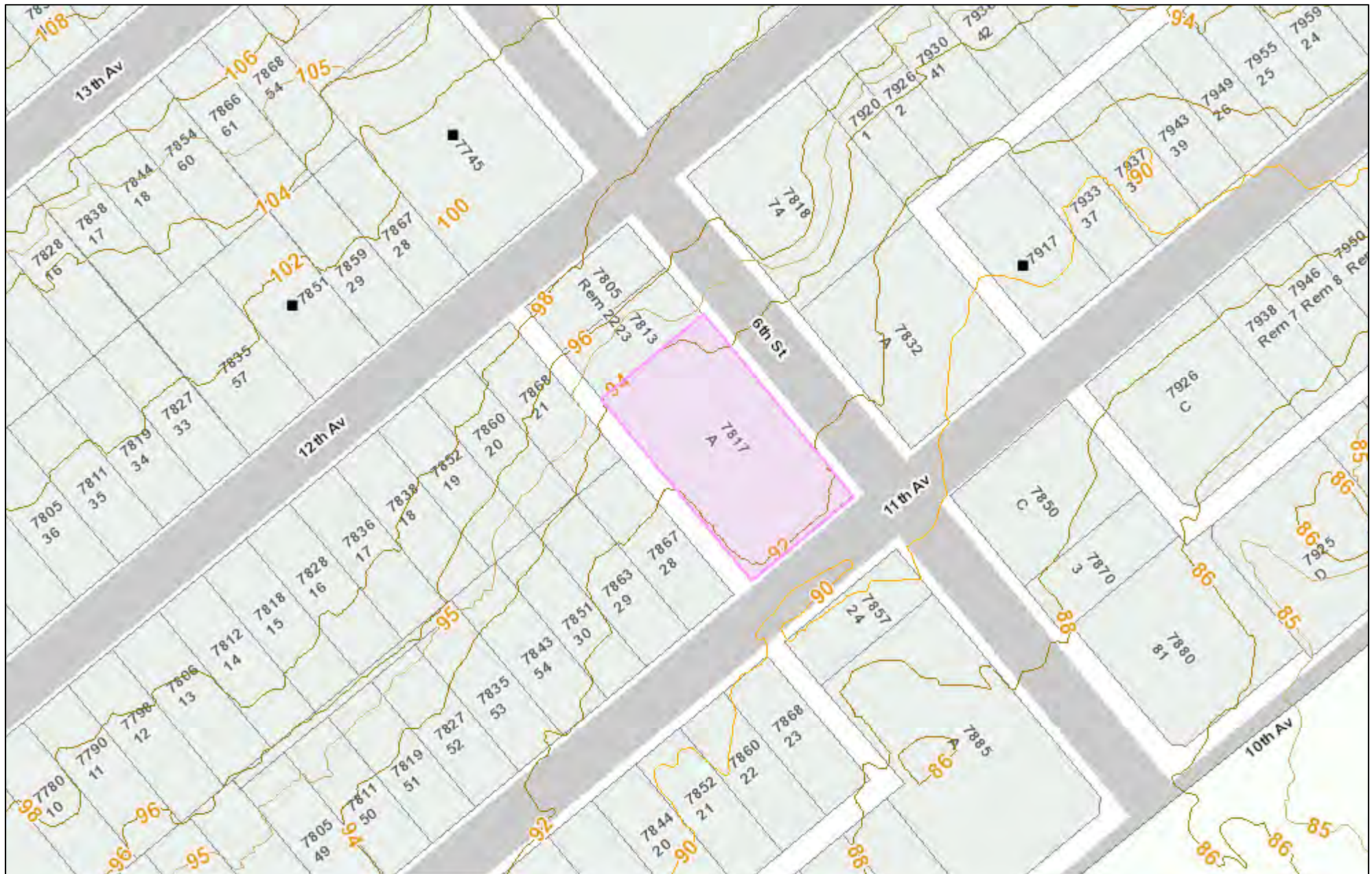
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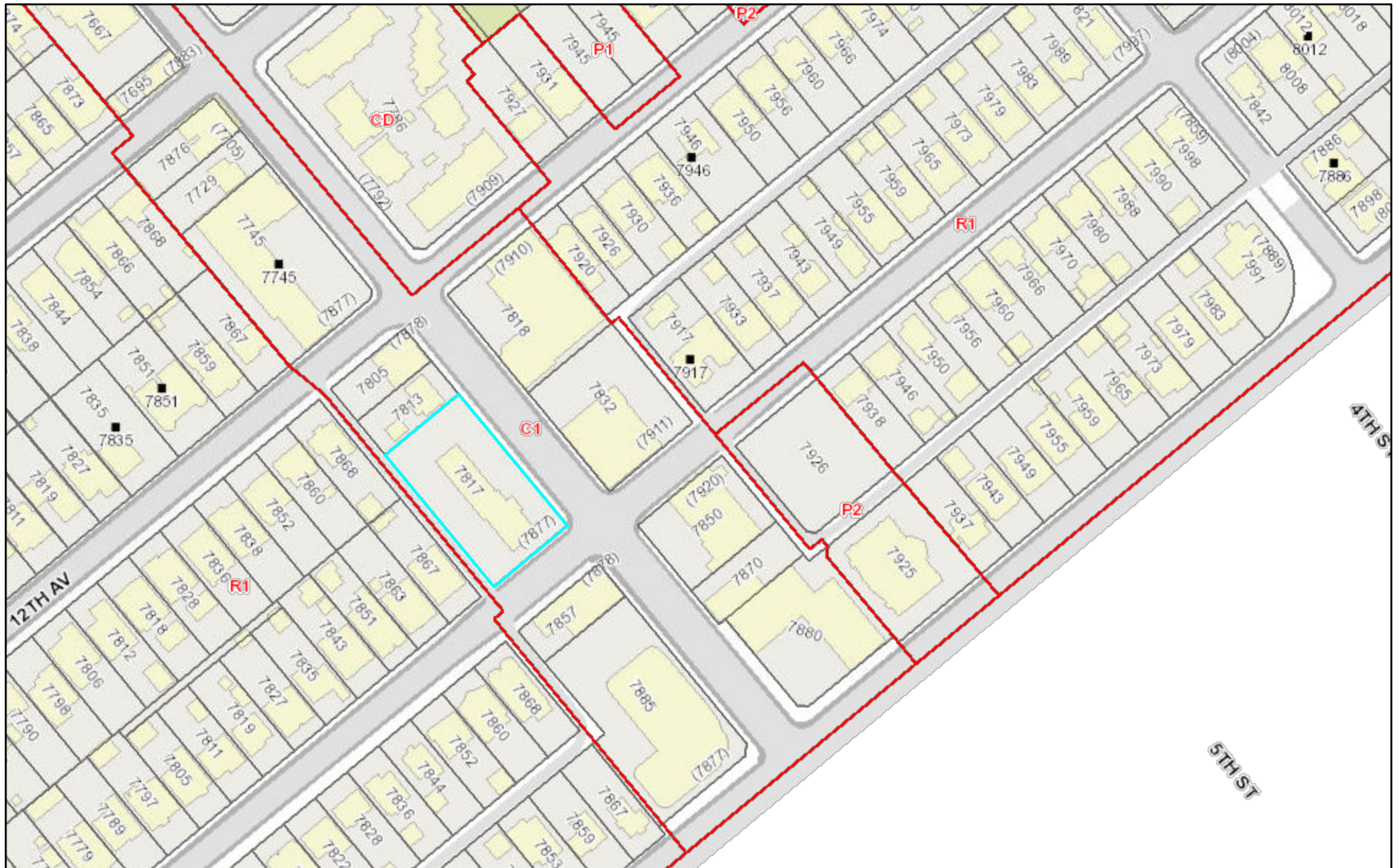


The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.



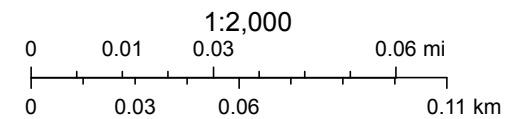


Zoning Map



July 14, 2026

- | | | | | |
|--------------|---------------|-----------|-----------------|-------------------------------|
| Lakes | Ocean | Bench | Donation Plaque | Other (BBQ Ash Pit, Ash Tray) |
| Small Rivers | Zoning | Bike Rack | Picnic Table | Wayfinding & Signage Systems |
| Large Rivers | Legal Parcels | Chair | Water Fountain | |
| | | | | Information Sign |



2.1 NEIGHBOURHOOD COMMERCIAL DISTRICT (C1)

2.1.1 Intent

The intent of this district is to provide pedestrian-oriented, local-serving commercial uses of a scale and intensity that meet the day-to-day needs of the surrounding neighbourhood, such as corner stores, small grocers, and coffee shops.

2.1.2 Permitted Uses

2.1.2.1 C1 District

Use	Conditions
Principal Use	
Active Mobility Hub	-
Animal Care	2.1.3
Artist Studio or Workshop	-
Assembly and Entertainment	2.1.3
Child Care Facility	Part 6-5.1
Educational Services	2.1.3
Emergency Shelter	Part 6-5.3
Financial Institution	2.1.3
Health Care Facility	-
Live-Work Units	2.1.3
Office	2.1.3
Personal and Business Services	-
Recreation and Fitness	-
Recycling Centre	-
Restaurant	2.1.3
Retail	Part 6-4.1
Social Service Centre	-
Visitor Accommodation	2.1.3
Secondary Use	
Commercial Kitchen	-
Community Garden	-
Energy Generation	-
Mobile Retail and Restaurant	-
Accessory Use	
Accessory Buildings, Structures, and Uses	Part 6-1.6, 2.1.3

2.1.3 Conditions of Use

Use	Conditions
All Permitted Uses	
All C1 District Uses	(1) Ground-level commercial units fronting a street corner are restricted to personal and business services, restaurant, and retail uses.
Principal Uses	
Animal Care	(1) Permitted uses exclude: (a) cremation services; and (b) the keeping or boarding of animals overnight, with the exception of animals receiving medical care.
Assembly and Entertainment	(1) Nightclubs not permitted.
Educational Services	(1) Permitted uses exclude public schools, private schools, and trade schools.
Financial Institution	(1) A payday loan or cheque cashing business must be located more than 400 m away from any other payday loan or cheque cashing business or from a gaming establishment within the City of Burnaby.
Live-Work Units	(1) Live-work units are not permitted in the portion of the building within the minimum required commercial building height. (2) The residential portion of a live-work unit is only permitted in conjunction with another listed C1 District principal use and may not exceed a floor area of 112 m ² per dwelling unit, which must be clearly identified on the Building Permit application. (3) The designated residential portion must be used solely for residential purposes and the remainder of the unit must be used primarily for work purposes. Neither shall be converted to other uses. (4) An indoor or outdoor amenity space for common use by multiple live-work unit residents may be permitted as part of the building design.
Office	(1) Principal office uses must be located above the ground-level storey with the exception of an associated lobby entrance.
Restaurant	(1) New drive-thru or drive-in restaurants are restricted to sites with existing drive-thru or drive-in restaurants.
Visitor Accommodation	(1) Visitor accommodation must be located above the ground-level storey, with the exception of an associated lobby entrance. (2) The maximum length of stay is no more than 90 consecutive days.

Accessory Uses

Accessory Buildings, Structures, and Uses	(1) The manufacturing or processing of items related to the principal use are a permitted accessory use, with the exception of heavy industrial uses.
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2.1.4 Built Form and Siting

2.1.4.1 General

Subject to Sections 2.1.4.2 and 2.1.4.3,

Regulations	C1
Height	
Maximum Height	4 storeys
Minimum Height	1 storey
Minimum Lot Line Setbacks	
Street Yard	3.0 m
Lane Yard	1.2 m
Interior Side Yard, except as noted below	0.0 m
<i>If abutting R1 or R2 District lot</i>	3.0 m
<i>If exterior wall has windows or openings</i>	3.0 m
Interior Rear Yard	3.0 m

2.1.4.2 Height

- (1) Minimum height requirements do not apply to uses permitted outside of an enclosed building as per Part 6-1.5.
- (2) Additional storeys may be permitted where a lot includes a residential overlay zoning district subject to applicable overlay zoning provisions in Part 6-2.0.

2.1.4.3 Setbacks

- (1) Additional setback conditions may apply subject to Part 4-1.3.

2.1.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
 - (a) Part 4: General Regulations
 - (b) Part 5: Rental Housing and Bonus Incentives
 - (c) Part 6: Specific-Use Regulations
 - (d) Part 7: Parking, Loading, and Mobility



Table 3. Land use designations

Type	Land use colour	Height (storeys)	Land use designation	Intent
Commercial		Varies by use	Neighbourhood Commercial	To support pedestrian-oriented, local-serving commercial uses at a scale and intensity that meets the day-to-day needs of the surrounding neighbourhood, such as corner stores, small grocers and coffee shops.
		Varies by use	General Commercial	To support a wide range of city-serving commercial goods and services at a scale and intensity that meets the needs of multiple neighbourhoods, such as larger format retail, major office space, entertainment venues and limited vehicle-oriented uses.
Employment		Varies by use	Employment	To support compatible light industrial, commercial and private recreational uses of a form and character that minimizes conflict with neighbouring residential and agricultural areas and provides employment opportunities. Opportunities for non-market housing in proximity to transit may also be supported in certain locations.
Industrial		Varies by use	Industrial	To support a wide range of industrial uses that vary in scale and intensity, including but not limited to manufacturing and processing of raw and finished materials, distribution and warehousing and compatible supporting commercial and accessory uses.
Agriculture		Varies by use	Agriculture	To support agricultural and other complementary uses on lands within and outside of the Agricultural Land Reserve, including but not limited to the growing, rearing, producing, harvesting, storage, processing and sale of agricultural products.
Institutional		Varies by use	Institutional	To support a wide range of institutional, cultural, recreational, educational, public worship and other community-serving uses at various scales and intensities.
Parks, open spaces and natural areas		Varies by use	Parks, open spaces and natural areas	To preserve and enhance public and private areas of ecological, historic and recreational value including parks, plazas, greenways and other public facilities and supporting uses.

Notes:

All land use designations shall permit public utility uses, public transit uses and civic facilities.

The Industrial land use designation shall permit waste treatment and waste disposal sites.

There are no sand and gravel deposits suitable for extraction in the City of Burnaby.

Table 3. Land use designations (continued)

Type	Land use colour	Height (storeys)	Land use designation	Intent
Ground oriented residential		4	Small-scale multi-unit housing	To support a range of primarily ground-oriented housing, including single-family, duplex, multiplex and rowhouse dwellings, while providing opportunities for limited neighbourhood-serving commercial uses.
		4	Townhouse	To provide ground-oriented residential townhouse and rowhouse forms of up to 4 storeys that can sensitively integrate with lower-density housing forms, while providing opportunities for limited neighbourhood-serving commercial uses.
Low-rise residential		4	Low-rise apartment 1	To support low-rise residential apartment forms of up to 4 storeys, with opportunities for ground-oriented residential and limited neighbourhood-serving commercial uses.
		6-8	Low-rise apartment 2	To support low-rise residential apartment forms of up to 6 storeys, or up to 8 storeys if located within a Transit-Oriented Area (TOA), with opportunities for ground-oriented residential and limited commercial uses.
Mid-rise residential		12	Mid-rise apartment 1	To support mid-rise residential apartment buildings of up to 12 storeys that may include terraced forms and offer a transition in scale between low- and high-rise buildings, with opportunities for ground-oriented residential and commercial uses.
		20	Mid-rise apartment 2	To support mid-rise residential buildings of up to 20 storeys, typically in the form of apartment towers with podiums that may include terraced forms and offer a transition in scale between low- and high-rise buildings, with opportunities for ground-oriented residential and commercial uses.
High-rise residential		30	High-rise apartment 1	To support high-rise residential buildings of up to 30 storeys, typically in the form of apartment towers with podiums that support ground-oriented residential and commercial uses.
		40+	High-rise apartment 2	To support high-rise residential buildings of 40 storeys or more, typically in the form of apartment towers with podiums that support ground-oriented residential and commercial areas. This designation supports development of the tallest permitted residential buildings in the city and is intended for buildings with exceptional design that can serve as skyline defining landmarks.