

**470 EAST COLUMBIA STREET, NEW WESTMINSTER**  
**FREE STANDING BUILDING IN THE HEART OF SAPPERTON**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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**SIZE**

+/- 1,000 SQFT

**PARKING**

2 tandem spaces

**ZONING**

C-2A

**BASIC RENT**

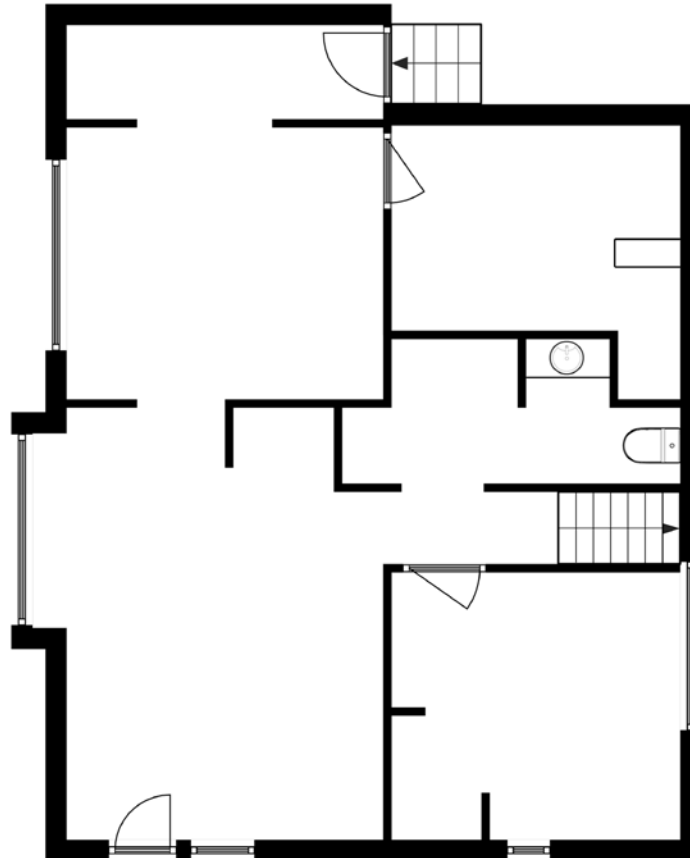
\$35.00/FT

**ADDITIONAL RENT**

\$6.00/FT

**MONTHLY RENT**

\$3,416.67 + GST



**OVERVIEW**

William Wright Commercial is pleased to present this unique opportunity to lease a 1,000 square-foot live workspace in the heart of Sapperton. The location gives the prospective tenant access to a residential property, zoned for commercial uses. Use your creativity to position your business in this up-and-coming neighborhood.







## LOCATION

This space is situated within the growing community of Sapperton, which is seeing a significant increase in modern mixed-use developments. Within walking distance, the site offers access to the popular Brewery District, which is home to several national retailers and is down the street from the newly expanding Royal Columbian Hospital.

## TRANSIT

The site is located within walking distance to the Sapperton SkyTrain station and conveniently has a bus stop directly in front of it.

## FOR MORE INFORMATION CONTACT

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