### **816 TWELFTH STREET, NEW WESTMINSTER** MIXED USE - FREE STANDING BUILDING

## FOR SALE







**Commercial Real Estate Services** 





Mixed Use - Free Standing Building



End User or Investor Opportunity



Commercial District With Street Front Exposure



80/100 Walk Score

### **OVERVIEW**

William Wright Commercial is proud to present the opportunity to acquire a mixed-use freestanding building in the heart of New Westminster. This busy commercial corridor located on 12th Street provides the surrounding residential homes with an easily accessible shopping district providing a walk score of 80/100. The subject property has a clean phase two from 2014 and the commercial tenant's lease expires on December 31, 2023. This building is perfect for an owner-operator looking to expand their operations or an investor looking for a great holding property.

> 816 TWELFTH STREET NEW WESTMINSTER

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**LOT SIZE** +/- 4,092 SQFT

**ZONING** C-2A

PARKING 3 stalls

**PROPERTY TAXES** \$11,700.06

**PID** 007-328-672

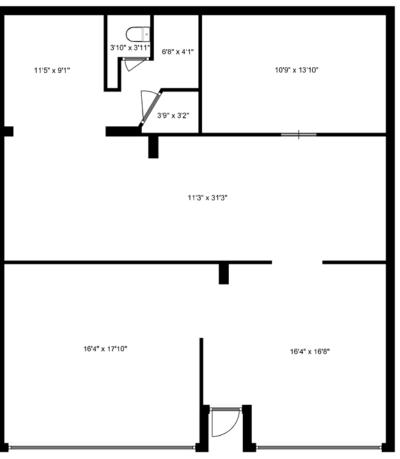
LEGAL DESCRIPTION Lot 9 Sub Block12 Plan NWP4325 Land District 1 Land District 36

**PRICE** \$1,980,000.00





### FLOORPLAN – GROUND FLOOR



Sizes are approximate and based on architectural measurements.











### LOCATION

Over the past 25 years, New Westminster has experienced steady population growth, increasing from 43,585 in 1991 to 70,996 people in 2016 (Statistics Canada, 1991 and 2016 Censuses), a growth rate of nearly 63%. This strong population growth has driven housing starts, with 12,626 new housing units added over the same period.

#### FOR MORE INFORMATION CONTACT

NATHAN ARMOUR PERSONAL REAL ESTATE CORPORATION nathan@williamwright.ca 604.545.0636

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William Wright Commercial Real Estate Services Inc. #350-522 Seventh Street, New Westminster T 604.545.0636 | F 604.545.0637 williamwright.ca