

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

**FOR
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

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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



LOT SIZE
+/- 4,092 SQFT

ZONING
C-2A

PARKING
3 stalls

PROPERTY TAXES
\$11,700.06

PID
007-328-672

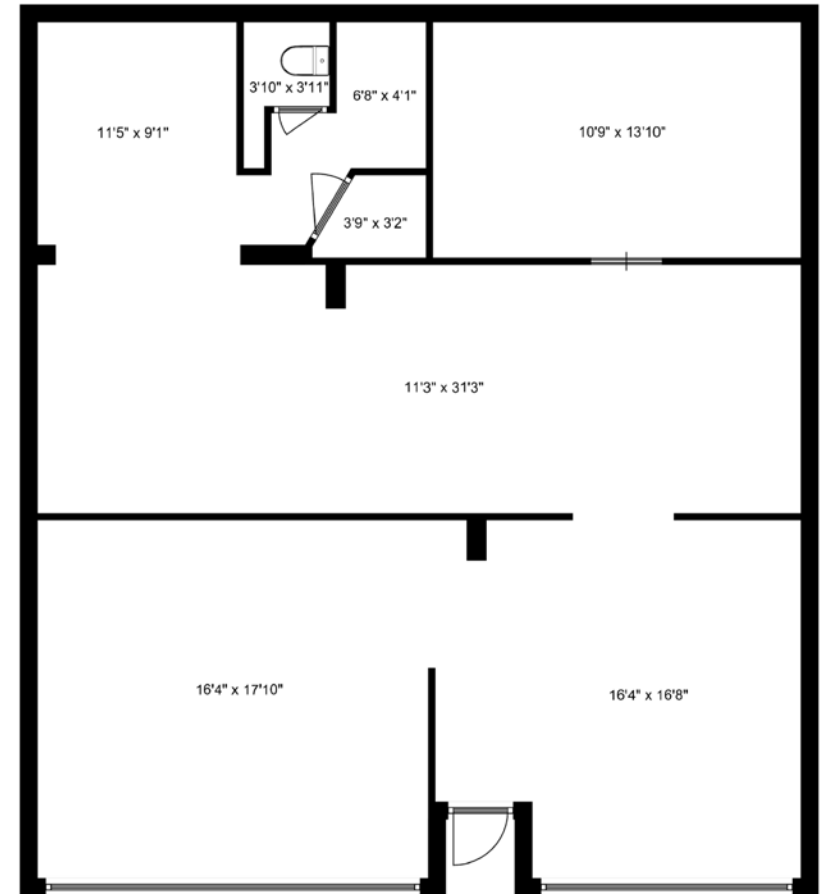
LEGAL DESCRIPTION
Lot 9 Sub Block12 Plan NWP4325 Land
District 1 Land District 36

PRICE
\$1,980,000.00



REAR BUILDING

FLOORPLAN – GROUND FLOOR



Sizes are approximate and based on architectural measurements.



SECOND FLOOR PATIO





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

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