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

$\mathbf{W} | \mathbf{W}$

LOT SIZE +/- 4,092 SQFT

ZONING C-2A

PARKING 3 stalls

PROPERTY TAXES \$11,700.06

PID 007-328-672

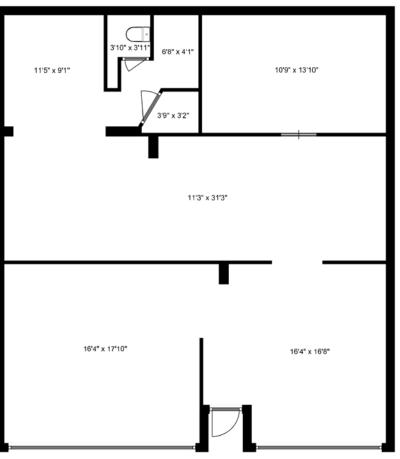
LEGAL DESCRIPTION Lot 9 Sub Block12 Plan NWP4325 Land District 1 Land District 36

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

E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, consequential or direct, for the recipient's reliance upon the information. Any recipient and/or intersed party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services. All rights reserved.

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