

416 COLUMBIA STREET, DOWNTOWN NEW WESTMINSTER
OWNER-OCCUPIER OR INVESTMENT OPPORTUNITY

**FOR
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

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BUILDING HIGHLIGHTS



Three stories of commercial units



Three dedicated parking stalls for convenience



Value add potential



Future redevelopment Potential



Close proximity to Columbia Skytrain, the newly renovated Pier Park, and historic Columbia Street



FOR SALE

OPPORTUNITY TO ACQUIRE A CENTRALLY LOCATED FREESTANDING BUILDING IN HISTORIC DOWNTOWN NEW WESTMINSTER

This prime property, situated directly across from the Columbia SkyTrain station, offers exceptional accessibility and is mere minutes away from the newly renovated Pier Park. It is surrounded by a plethora of local amenities, including public spaces, retail shops, restaurants, and cafes, enriching the vibrant neighborhood.

KEY FEATURES

Three Stories of Commercial Units: The main floor features a commercial unit with an entrance on Columbia Street. The second-floor houses three units, complete with a kitchenette and washroom facilities. The lower level is occupied by a coffee-roasting cafe business facing Front Street.

Unique Architectural Charm: The building showcases heritage-inspired elements, such as high ceilings and brick wall architecture, embodying the historic essence of Downtown New Westminister. **Natural Light & Visibility:** Large windows throughout the building ensure ample natural light and enhance the property's high visibility.

Dedicated Parking: Includes three dedicated parking stalls for convenience. **Strategic Location:** Its proximity to the SkyTrain station and local attractions, coupled with the area's historic allure, make this property a coveted location.

This property presents a rare opportunity to invest in a piece of New Westminister's rich heritage while benefiting from its modern urban appeal.

SALIENT FACTS

BUILDING SIZE

+/- 3,500 SQFT

LOT SIZE

+/- 2,310 SQFT

ZONING

C-8

PARKING

3 stalls

PROPERTY TAXES

\$13,360.11

NOI

\$91,499.89

PID

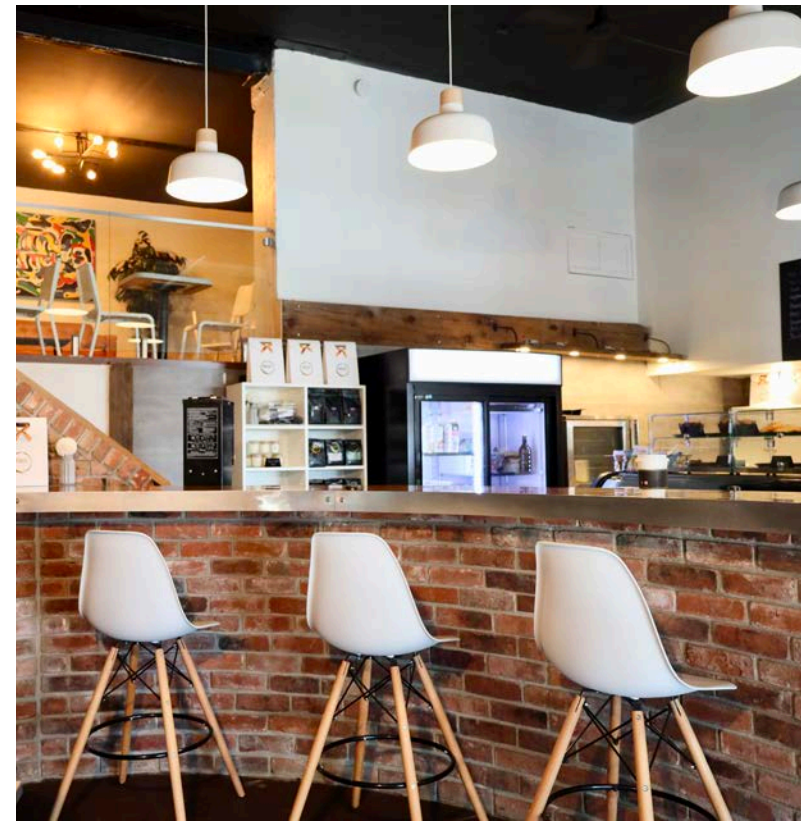
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LEGAL DESCRIPTION

LOT J, BLOCK 7, PLAN NWP19567,
GROUP 1, NEW WESTMINSTER LAND
DISTRICT, OF LOT 3

PRICE

\$2,060,000





LOCATION

Experience the charm and allure of historic downtown New Westminster, BC, while enjoying the many advantages it offers as a thriving business hub. Located on the picturesque banks of the Fraser River, this dynamic community is a perfect blend of modern amenities and historic charm, making it a highly sought-after location for business owners. The bustling downtown core boasts a diverse array of businesses, restaurants, and shops, all within walking distance of the Columbia SkyTrain station, providing easy access to Vancouver and surrounding areas. Explore landmarks such as New Westminster City Hall and Westminster Pier Park and take advantage of the vibrant business community and growing residential population.



DRIVING DISTANCES

Location	Driving Distance
Downtown Vancouver	38 MIN DRIVE
Burnaby	17 MIN DRIVE
Surrey	12 MIN DRIVE
YVR Airport	33 MIN DRIVE

FOR MORE INFORMATION CONTACT

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