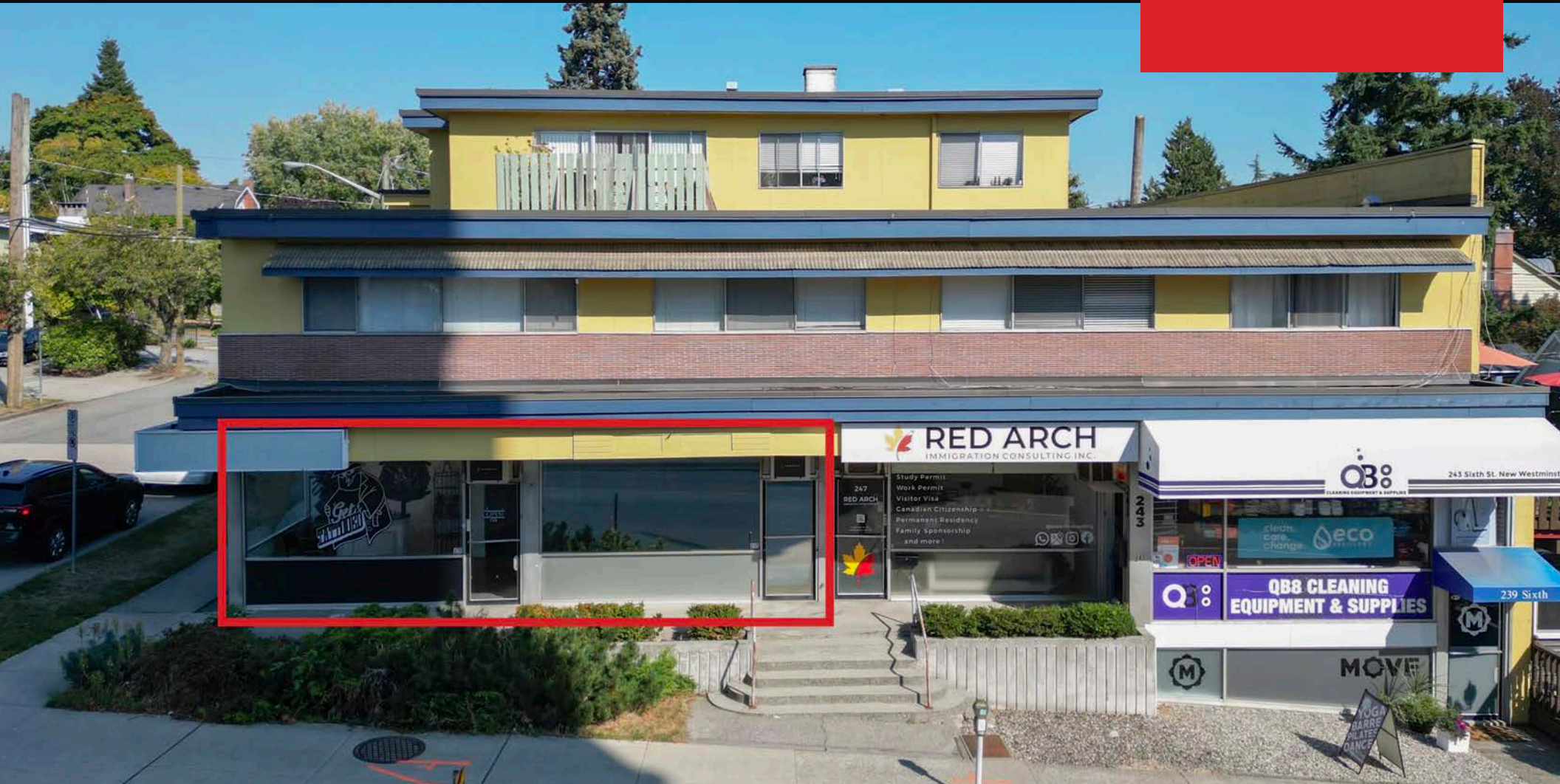


251 + 255 SIXTH STREET, NEW WESTMINSTER
STREET FRONT RETAIL UNIT

FOR
SUBLEASE



WILLIAM | WRIGHT

Commercial Real Estate Services

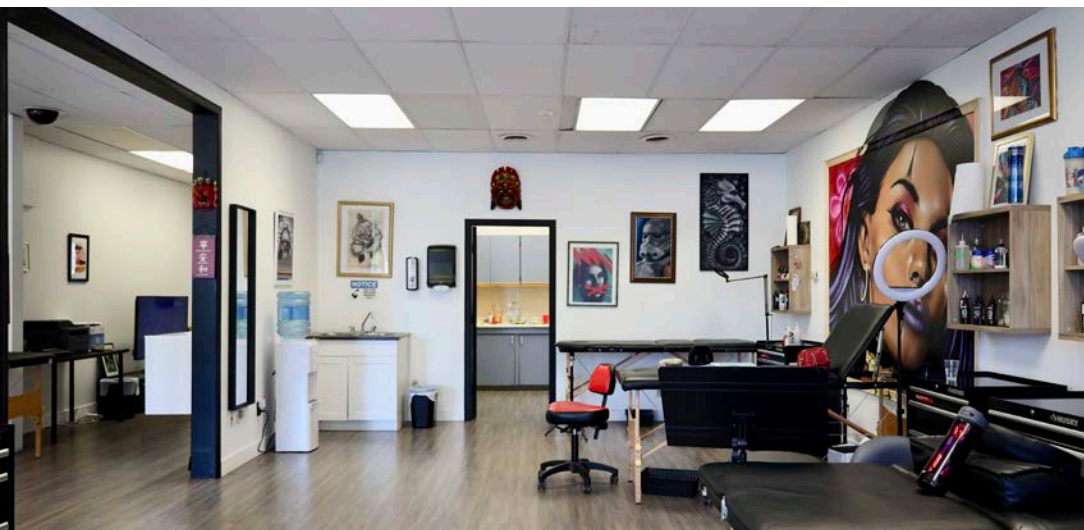
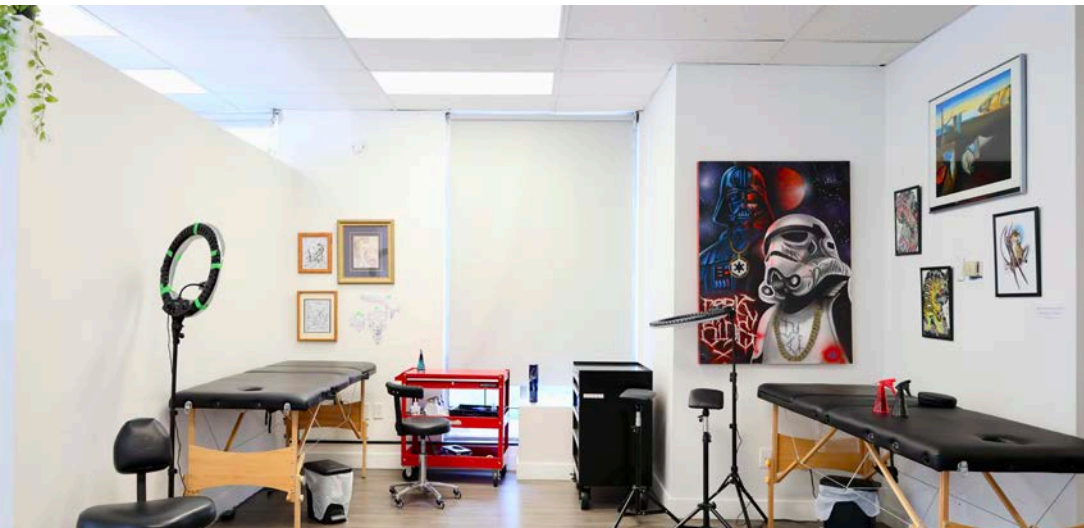
NATHAN ARMOUR
PERSONAL REAL ESTATE CORPORATION
nathan@williamwright.ca
604.545.0636



OVERVIEW

Opportunity to sublease a nicely finished retail unit located at the intersection of 6th Street and 3rd Avenue, New Westminster. The unit features an open floor plan, large retail windows allowing ample natural light, and an ensuite washroom and kitchenette. Situated with street frontage along the 6th Street corridor, this location benefits from high visibility to both vehicular and pedestrian traffic, and viability to multi-family occupants.

Size	± 1,400 SQFT
Parking	1 Stall
Zoning	C-2
Monthly Rent	\$5,000.00 + GST



Signage Opportunity

Corner unit with prominent signage opportunity



Layout

Ensuite washroom and kitchenette



Transit Friendly

Easy access to transit and many amenities

251 + 255 SIXTH STREET, NEW WESTMINSTER



LOCATION

This unit is conveniently located in the vibrant uptown commercial district, which contains the most rapid transit stations per capita in the Greater Vancouver area. The subject property is within steps to amenities such as Downtown New Westminister, Tipperary Park, and the Royal City Centre.

TRANSIT DETAILS

The space is positioned close to major bus routes with direct links to the SkyTrain stations and a short drive away from the TransCanada Highway and Lougheed Highway, connecting New Westminister to all of Metro Vancouver, including the North Shore, Fraser Valley, and the Tri-Cities.

FOR MORE INFORMATION CONTACT

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