

401 EWEN AVENUE, NEW WESTMINSTER
INVESTMENT OPPORTUNITY IN QUEENSBOROUGH

**FOR
SALE**



WILLIAM | WRIGHT

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Investment Opportunity

This strategically located building in Queensborough offers a rare investment blend of immediate income stability and future growth potential. With a long-term tenant operating a daycare, it ensures reliable cash flow. Situated in an area designated for medium-density development in the Official Community Plan (OCP), this property is poised for various development possibilities, benefiting from the thriving community and ongoing neighborhood growth. Queensborough's strategic location and evolving infrastructure make this investment opportunity compelling for investors, developers and entrepreneurs alike. For inquiries or viewings, please contact Savvi today to be part of Queensborough's dynamic growth story.



Property Highlights

LOT SIZE

+/- 6,622 SQFT

BUILDING SIZE

+/- 2,800 SQFT

ZONING

M-1

NOI

\$48,600 + GST

PROPERTY TAXES

\$4,359.66 (2023)

PID

000-620-963

LEGAL DESCRIPTION

PARCEL A, LOT 25,
PLAN NWP2620, NEW
WESTMINSTER LAND
DISTRICT, (EXPL PL
NWP7933), & OF LOT 757

PRICE

\$2,088,000



Holding
Income



Triple Net
Lease



Development
Upside



Corner Lot
Location



Future Development Potential
of Medium-density Development

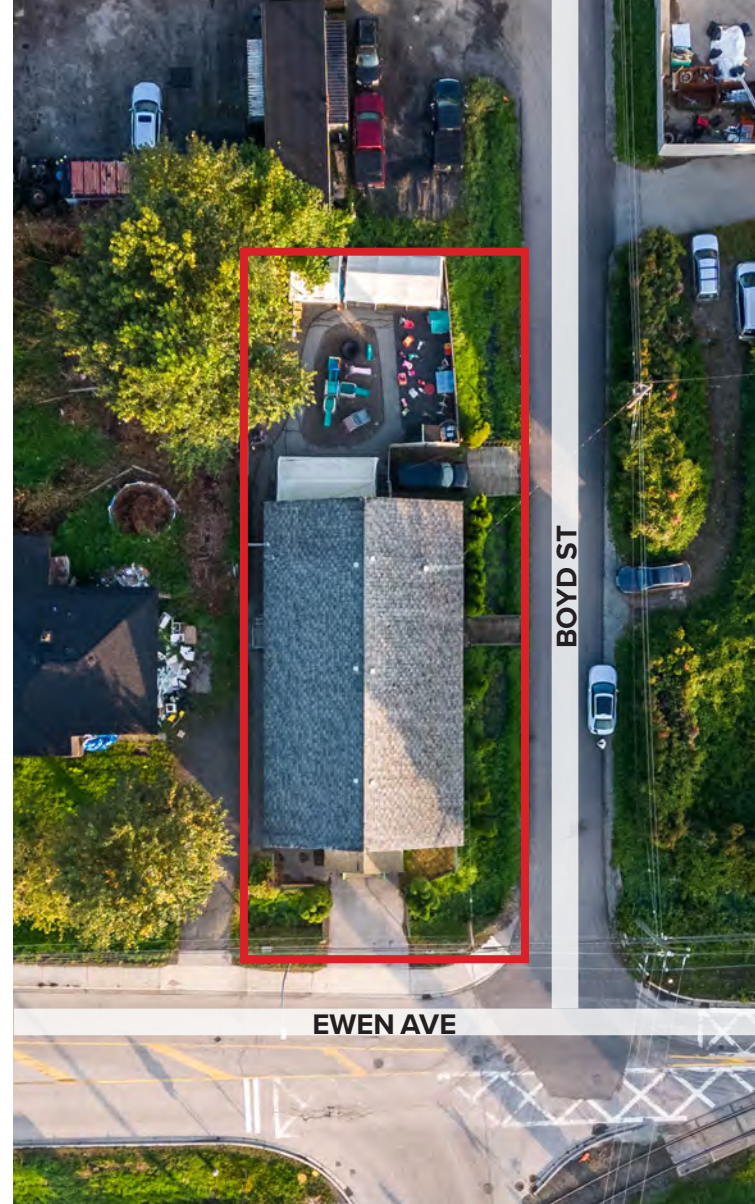
SMARTCENTRES QUEENSBOROUGH LANDING • 3 MIN DRIVE
ANCHOR TENANTS INCLUDE BOSLEY'S, STARBUCKS, GUESS
FACTORY, AMERICAN EAGLE OUTLET

QUEENSBOROUGH BRIDGE

BULK BARN

WALMART SUPERCENTRE





New Westminster

Demographics



Population

78,916 (2022)



Median Age

40.4



Avg. Household Income

\$82,000

Driving Distances

Downtown New Westminster

12 Min Drive

Queensborough Bridge

5 Min Drive

Surrey

26 Min Drive

Walmart Supercentre

4 Min Drive

LOCATION

Queensborough, located in New Westminster, is a vibrant community known for its thriving spirit and strategic location. Nestled along the Fraser River, it offers a unique blend of residential charm, diverse amenities, and easy access to major transportation routes. With ongoing development projects, Queensborough is poised for growth, making it an appealing destination for families and businesses seeking a dynamic and welcoming environment.

TRANSIT

Queensborough, New Westminster, enjoys excellent transit connectivity, with bus routes and proximity to SkyTrain stations. Commuters benefit from efficient public transportation options for easy access to Greater Vancouver.

FOR MORE INFORMATION CONTACT

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