

**CRU2 - 817 CARNARVON STREET, NEW WESTMINSTER**  
PRIME STREET FRONT RETAIL UNIT IN THE OVATION TOWER

**FOR  
SALE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

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## The Opportunity

Prime commercial strata unit available for sale within the newly constructed Ovation Tower at 813 Carnarvon Street, New Westminster. Situated at street level with premium exposure, this unit offers unparalleled accessibility and visibility in the heart of New Westminster's dynamic downtown area. The unit features 935 sq. ft. of open shell space with high ceilings that enhance its spaciousness. Strategically positioned amidst 204 residential units above street-level retail spaces, this property capitalizes on the thriving local community's foot traffic and proximity to the waterfront, shops, restaurants, New Westminster Skytrain station, and the popular Westminster Pier Park to the Quayside Hub. This unit is an ideal choice for retail ventures aiming to establish a strong presence in the Downtown New Westminster area, benefiting from its access to public transit and the dense residential neighbourhood surrounding the property.

<b>SIZE</b>	± 935 SF
<b>PARKING</b>	1 Stall
<b>ZONING</b>	C-4
<b>PRICE</b>	\$1,250,000.00





### Signage Opportunity

Premium street frontage with exceptional visibility



### Location

Central location with easy access to transit and many amenities



### Parking

Exclusive parking stall, ample street parking, and a public parkade across the street



### Ovation Building

Featuring 204 modern homes above street-level retail units



### Structure

Modern Infrastructure

**817 CARNARVON STREET, NEW WESTMINSTER**





## The Location

Located in Downtown New Westminster, an eclectic and vibrant neighborhood within the lower mainland, this location offers easy access to shops, restaurants, theatres, parks, and rapid transit. Its central location and comprehensive transportation network provide convenient connections to Metro Vancouver. Major road routes such as 12th Street/Kingsway, Canada Way, and Marine Way link to Burnaby and Vancouver. Additionally, the New Westminster Skytrain station facilitates quick access to Downtown Vancouver, Burnaby, the Tri-Cities, and Surrey, solidifying New West as a central hub.



**Population**  
81,577



**Households**  
35,470



**Demographics Projection**  
47%



**Median Age**  
38



### FOR MORE INFORMATION CONTACT

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