

**414 E COLUMBIA STREET, NEW WESTMINSTER**  
SUITABLE FOR MEDICAL OR OFFICE USE IN SAPPERTON

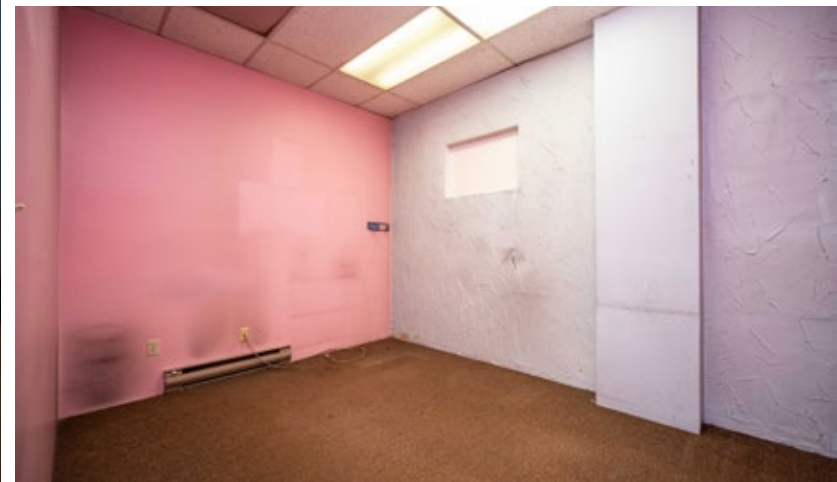
**FOR  
LEASE**



**WILLIAM | WRIGHT**

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## OVERVIEW

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Strategically located in the heart of Sapperton, just five minutes from Highway 1 and Lougheed Highway, this space is being offered to the market for the first time in over 30 years. The basement of 416 E. Columbia features a functional layout with two built-out rooms, a reception area, and a wide-open concept area, making it suitable for a variety of uses including office, medical, fitness, dance studio, martial arts, or storage.

The unit includes one restroom and a rear entrance from the laneway off E. Columbia. Ample parking is available in the front, and the property benefits from a central location near Highway 1, Royal Columbia Hospital, and nearby amenities including Shoppers Drug Mart.

## PROPERTY HIGHLIGHTS

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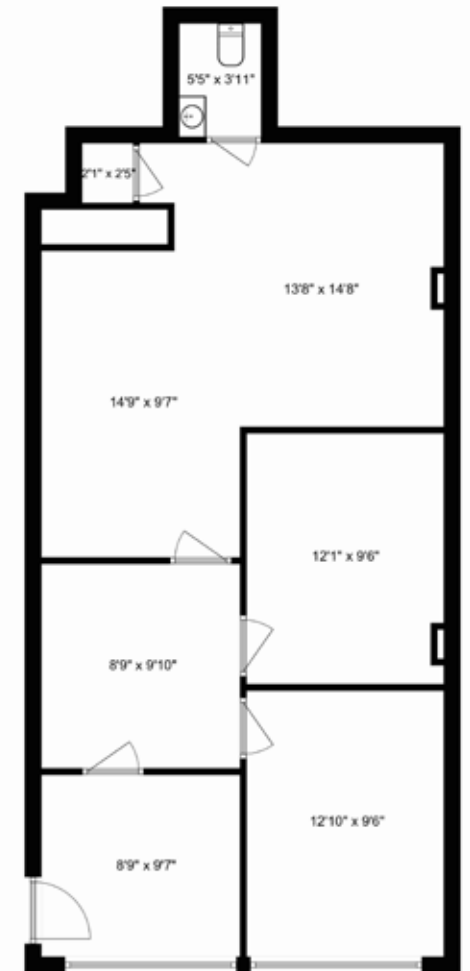
Steps Away From Royal Columbia Hospital



Below Market Rent



Suitable For Medical Or Office Use



<b>Size</b>	± 950 SQFT
<b>Parking</b>	1 Stall
<b>Zoning</b>	C-2A
<b>Basic Rent</b>	\$24/FT
<b>Additional Rent</b>	\$10/FT

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

## DRIVING TIMES

ROYAL COLUMBIAN HOSPITAL	-----	3 MINS
BRAID SKYTRAIN	-----	4 MINS
SAPPERTON SKYTRAIN	-----	11 MINS
DOWNTOWN VANCOUVER	-----	36 MINS
YVR AIRPORT	-----	39 MINS



## LOCATION

Located in the heart of Sapperton, one of New Westminister's fastest-growing neighbourhoods, this area is fueled by major hospital expansion, new residential development, and strong daily foot traffic. With immediate access to Highway 1, transit, and surrounding amenities, Sapperton offers exceptional visibility and long-term growth potent.

## CONTACT LISTING AGENTS

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