



FOR SALE



Building For Sale

93 Sixth Street, New Westminster

For more information, please contact

Bobbi Crandall 778.773.5157

REALTOR®

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AREA

Centrally located in New Westminster in close vicinity to City Hall, Douglas College, Provincial Court House, and many other service providers and retailers. Close walking distance to both Columbia Street Sky Train Station and New Westminster Station.

OPPORTUNITY

Built in 1978 by Bosa Brothers, this well maintained building is demised into 3 commercial units over 2 levels and currently occupied by 2 Tenants. The second level unit has direct elevator access and private stairwell. Owner/user opportunity coming available in February 2023 or ground level unit for lease with opportunity to bring to market rates.

ENVIRONMENTAL

There is a Phase II Environmental Site Assessment for the property indicating further investigation is NOT warranted.

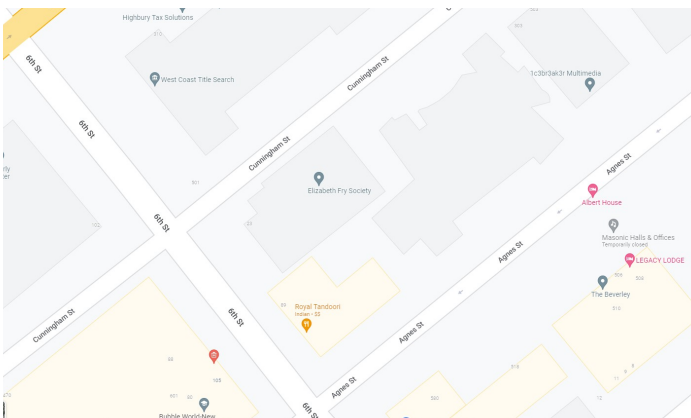
PROPERTY DETAILS

| | |
|--------------------------|--|
| PID | 012-963-941 |
| Legal Description | Lot 2, BLOCK A, PLAN NWP2620 New Westminster Land District Government Office Gardens |
| Site Area | 8,712 SQFT |
| Rentable Area | 11,127 SQFT |
| Zoning | C4 Downtown Mixed Use District (High Density) |
| Property Taxes | \$43,524.98 (2021) |
| NOI Per Annum | Contact Listing Agent |

PRICE

\$4,200,000

Please do NOT approach tenants.



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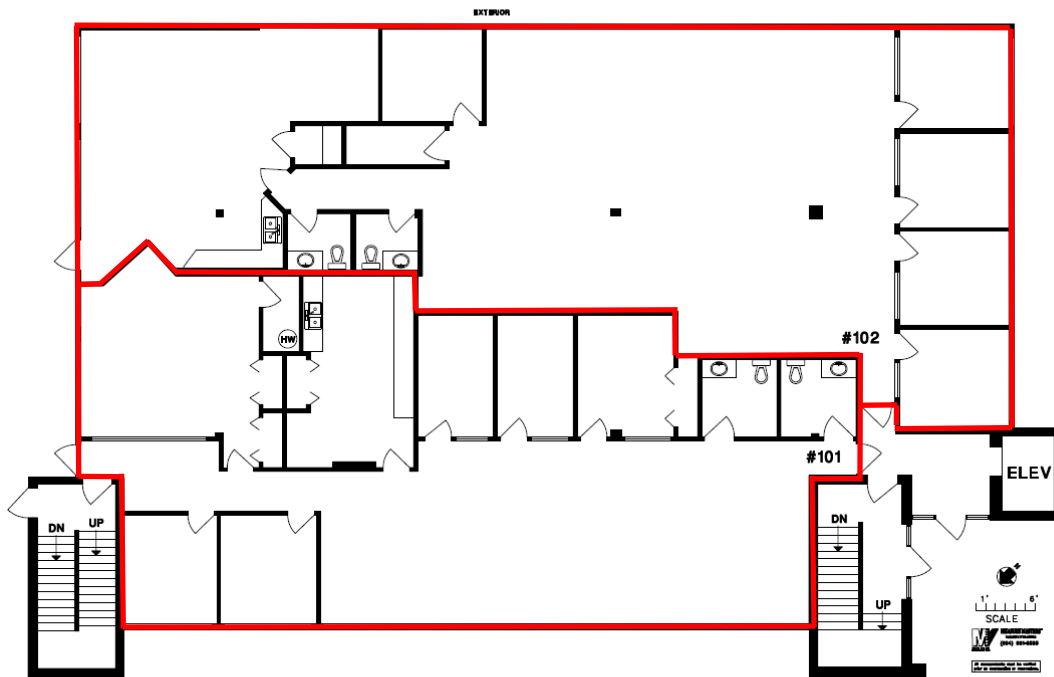
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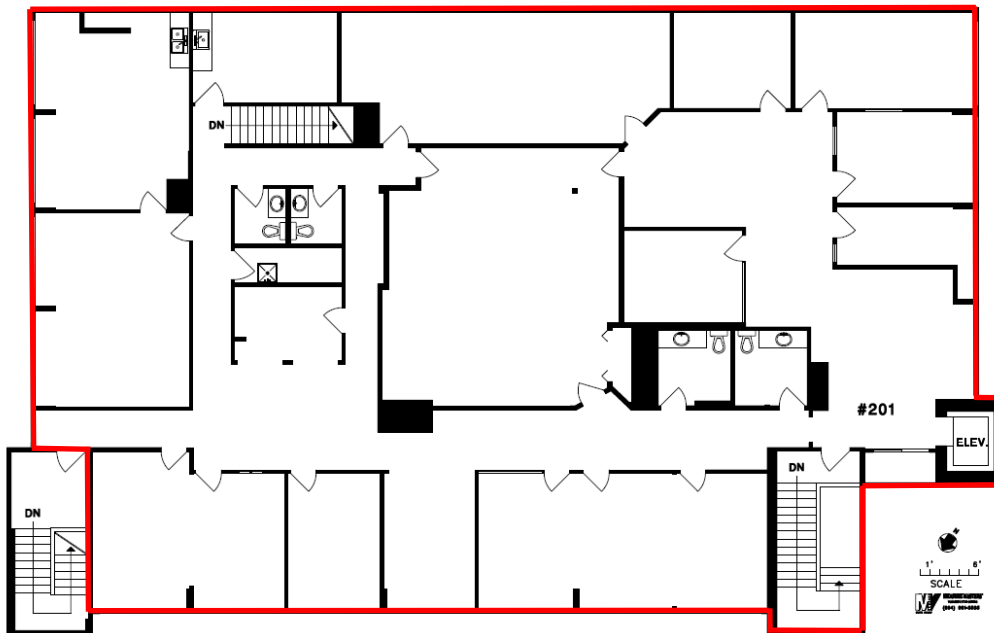


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First Floor



Second Floor



* Tenant improvements have altered some of the floor plans accuracy

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FOR SALE



Gated Parking Area

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