

**FOR SALE**

**727 Fourth Avenue  
New Westminister, BC**

Centrally Located 10-Unit Walk-Up  
Apartment with Significant Rental  
Revenue Upside



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\* Personal Real Estate Corporation



# LOCATION OVERVIEW

The subject property is centrally located along Fourth Avenue, just off 8th Street. The building is within walking distance to Queens Park, which boasts a number of amenities. Tipperary Park is also a short walk and offers a weekly Farmers' Market on Thursdays. The Columbia Skytrain Station is a short 15-minute walk from the property, offering easy access to Downtown Vancouver, the Fraser Valley, and the Tri-Cities. The New Westminster Quay is about a 5-minute drive from the property or a 20-minute walk. New Westminster Quay offers attractions including the Westminster Quay Boardwalk, Quayside Park, River Market, and an abundance of shops and restaurants. This central and convenient New Westminster location provides tenants the convenience of having many services and amenities within steps from their front door.

## NEIGHBOURHOOD

**Brow of the Hill** is one of New Westminister's oldest and most diverse neighbourhoods, nestled on the hillside between Uptown and Downtown with elevated views overlooking the Fraser River. The area features a charming blend of heritage homes, low-rise apartments, and newer infill housing, creating a unique and vibrant streetscape. Residents enjoy excellent walkability, with Moody Park, Royal City Centre, and the shops and restaurants of Downtown New Westminister all within easy reach. Conveniently located just a 10-minute walk from Columbia and New Westminister SkyTrain stations, the neighbourhood offers strong transit access and a welcoming community atmosphere, supported by nearby schools, parks, and local amenities.

Total Population	Median Age
<b>78,916</b>	<b>40.4</b>
Average Household Size	Median Household Income
<b>2.2</b>	<b>\$82,000</b>

*New Westminister: [Statistics Canada](#)*

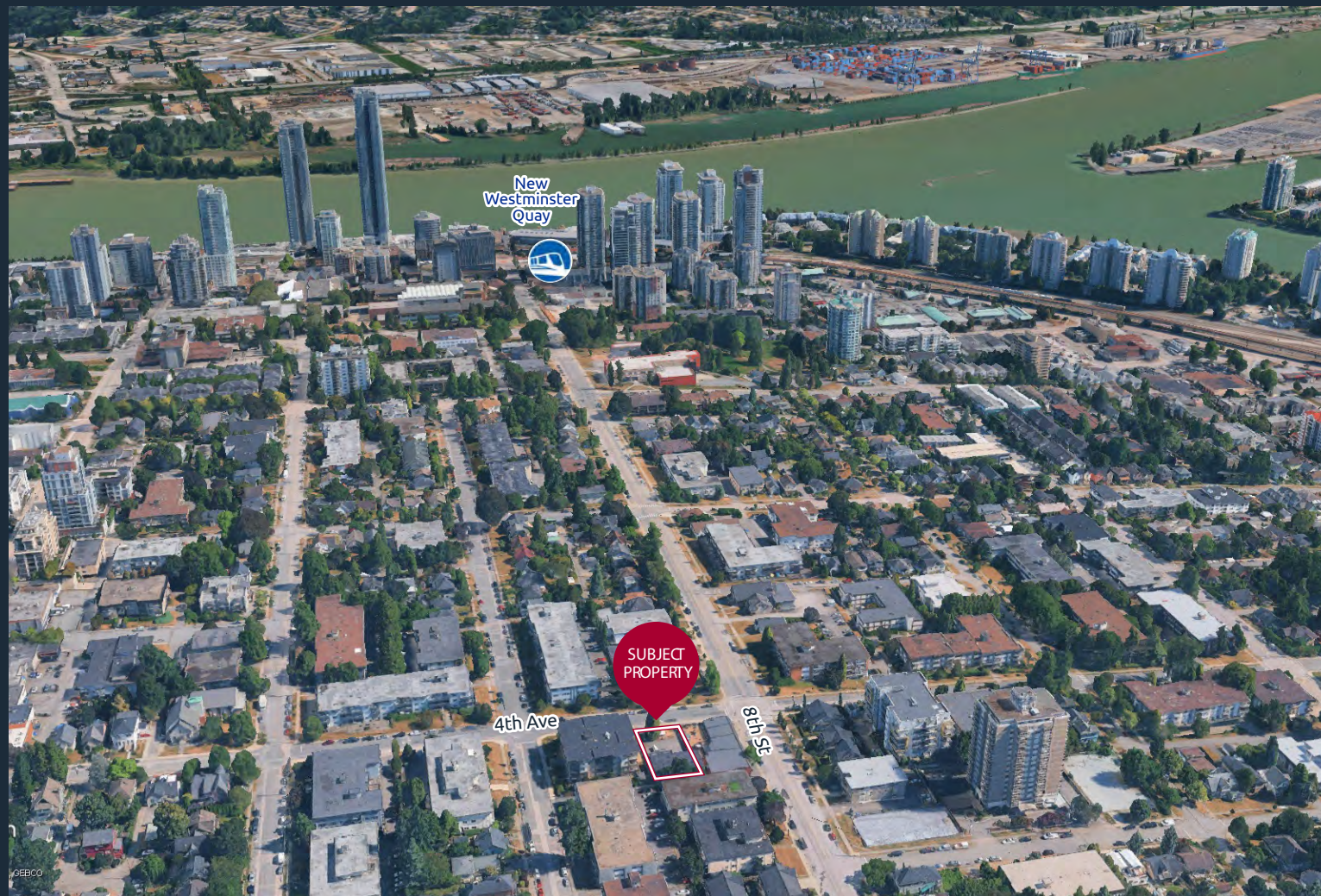
Walkscore  
**95** / Walker's Paradise



# PROPERTY DETAILS

## OPPORTUNITY

Macdonald Commercial is pleased to present an excellent opportunity to acquire a 10-unit rental apartment building, situated just steps from the amenity-rich Uptown district of New Westminster, BC. The property offers significant rental-revenue upside thanks to its prime location and potential for income growth.



## SUITE BREAKDOWN

**5**

studio

**4**

1-bedroom

**1**

2-bedroom

## SUMMARY

### CIVIC ADDRESSES

727 Fourth Avenue, New Westminster, BC

### PID

013-455-401

### LEGAL DESCRIPTION

PARCEL A, LOT 2, SUB BLOCK 7, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, (EXPL PL NWP14414) & OF LOT 9

### ZONING

RM-2 Zoning – Multiple Dwelling Districts (Low Rise)

### LOT SIZE

8,154 SF

### YEAR BUILT

1944

### STOREYS

2

### GROSS TAXES 2025

\$8,018.42

### POTENTIAL NET OPERATING INCOME

\$101,414

### ACTUAL NET OPERATING INCOME

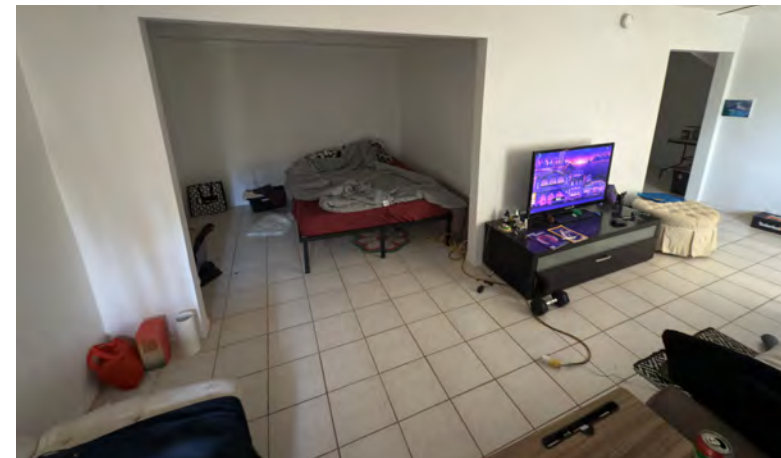
\$71,152

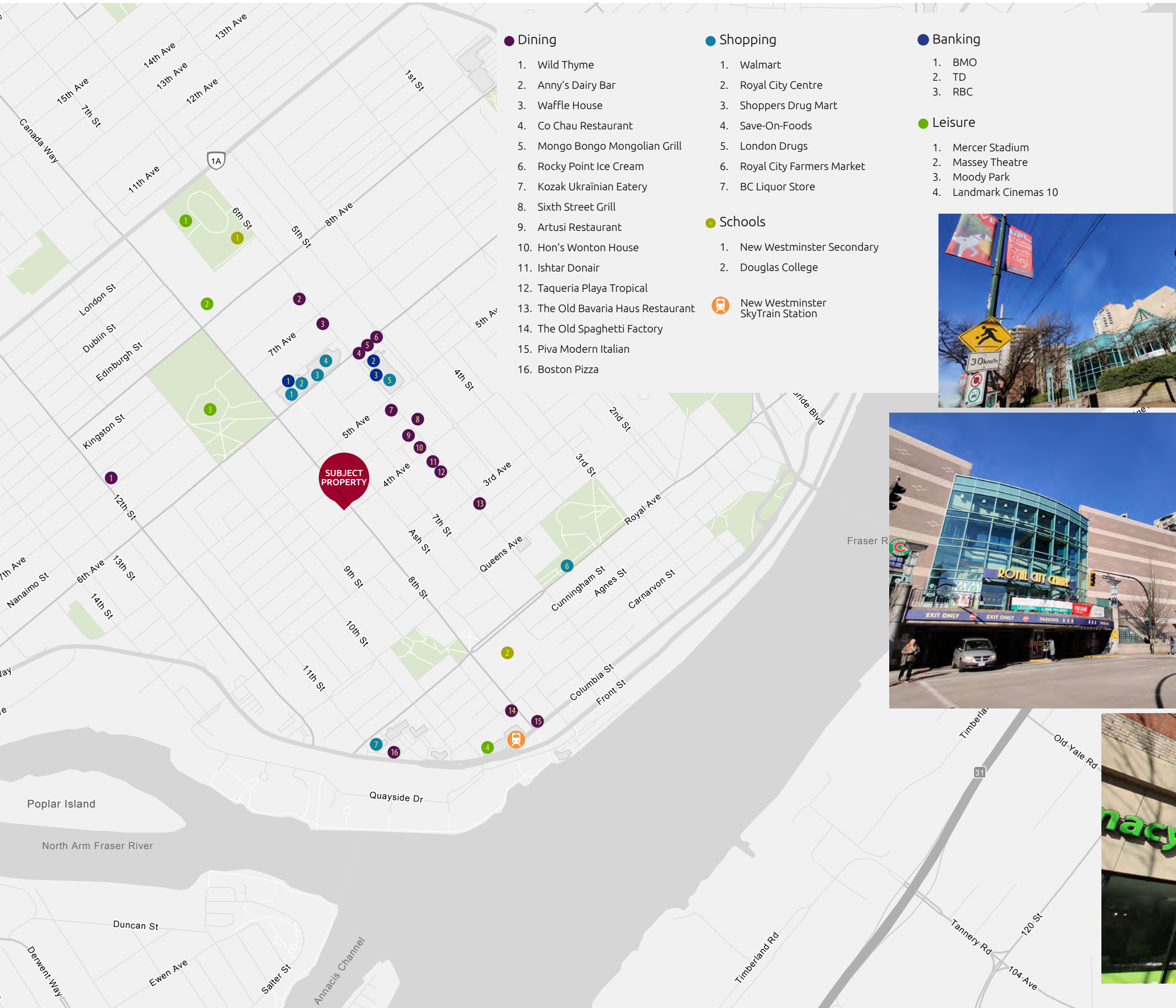
### PRICE

**\$1,750,000.00**

**\$175,000/Unit, 4.07% Cap Rate**

# PROPERTY PHOTOS





**Dining**

1. Wild Thyme
2. Anny's Dairy Bar
3. Waffle House
4. Co Chau Restaurant
5. Mongo Bongo Mongolian Grill
6. Rocky Point Ice Cream
7. Kozak Ukrainian Eatery
8. Sixth Street Grill
9. Artusi Restaurant
10. Hon's Wonton House
11. Ishtar Donair
12. Taqueria Playa Tropical
13. The Old Bavaria Haus Restaurant
14. The Old Spaghetti Factory
15. Piva Modern Italian
16. Boston Pizza

**Shopping**

1. Walmart
2. Royal City Centre
3. Shoppers Drug Mart
4. Save-On-Foods
5. London Drugs
6. Royal City Farmers Market
7. BC Liquor Store

**Banking**

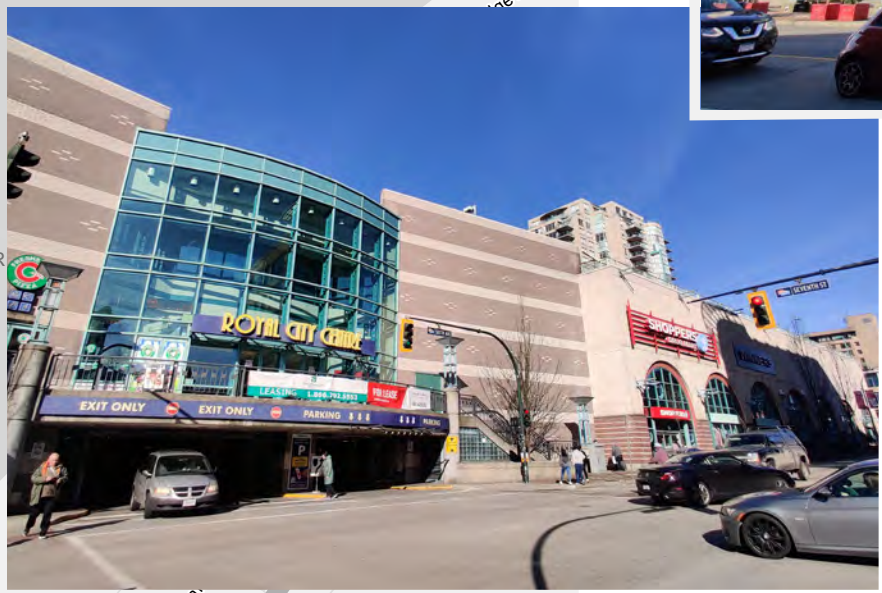
1. BMO
2. TD
3. RBC

**Leisure**

1. Mercer Stadium
2. Massey Theatre
3. Moody Park
4. Landmark Cinemas 10

**Schools**

1. New Westminster Secondary
  2. Douglas College
-  New Westminster SkyTrain Station



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FOR MORE INFORMATION, PLEASE CONTACT:

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