

**FOR SALE**

631 SIXTH STREET, NEW WESTMINSTER, BC

# Edgewater Centre

**Colliers**

**10-Storey Concrete Rental Apartment  
Building with Retail at Grade** in the heart of  
New Westminister's Uptown Neighbourhood

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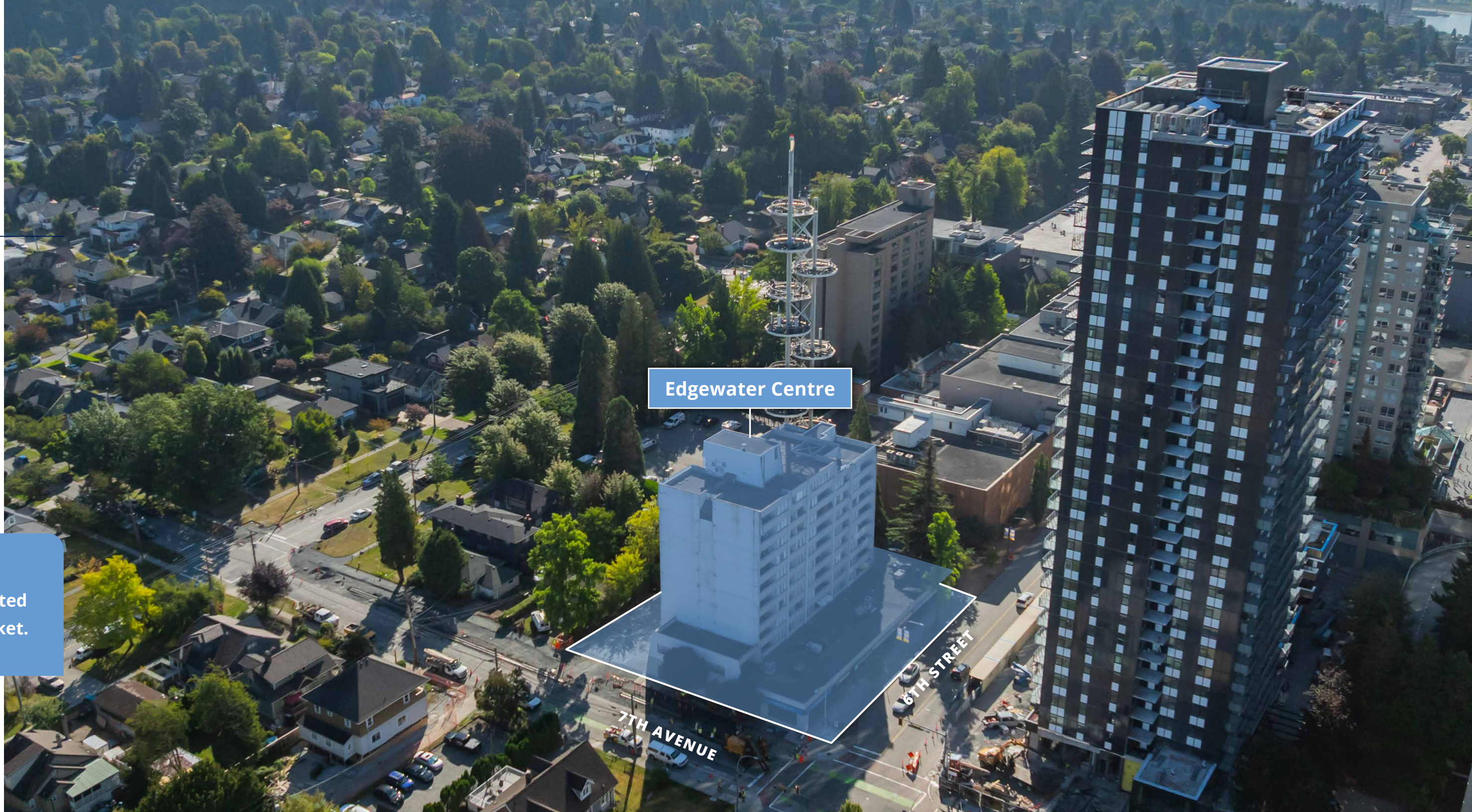
# The Opportunity

Colliers is pleased to present the opportunity to own Edgewater Centre, a 10-storey mixed-use building, featuring 72 residential and 5 retail units in the heart of New Westminister's vibrant Uptown neighbourhood.

Originally developed in 1978 and held by the original owners since completion, this gateway Property sits on a 22,767-SF corner lot and offers close proximity to a wide range of urban services, retail, dining and transit.



**New Westminister is one of Metro Vancouver's most historic and well-connected communities, offering a strong rental market.**



# Investment Highlights



10-storey concrete building featuring 72 residential rental suites, 5 retail units and 1 office space, situated on a 22,767 SF site.



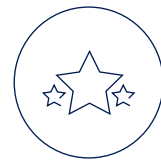
Held in a Bare Trust allowing for potential \$500,000+ in Property Transfer Tax savings.



Irreplaceable location in the heart of Uptown New Westminister, offering walkable access to a wide range of urban services, retail, dining and transit.



Located within 1.5 km of both Columbia and New Westminister SkyTrain stations, providing rapid transit connections throughout Metro Vancouver.



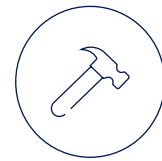
The suite mix includes bachelor, one-bedroom, and two-bedroom units, each offering functional layouts and private outdoor space.



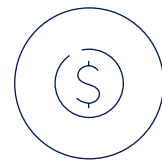
The property offers secure underground parking for 79 vehicles, 15 surface stalls, and ample street parking, alongside resident amenities such as shared laundry facilities, 72 storage lockers and private balconies with scenic views.



Just a 5-minute walk to Royal City Centre, Uptown New Westminister's premier shopping destination, offering over 50 shops and services, including Walmart, Winners, Shoppers Drug Mart, Save-On-Foods, medical clinics, and a variety of dining options.

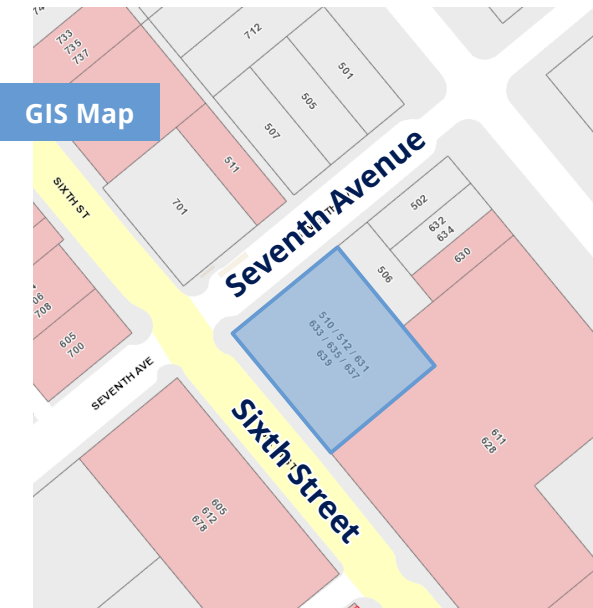


Well-maintained by original owners since development in 1978.



Strong income profile with revenue streams from both residential and commercial tenants.





# Property Overview

<b>Civic Address</b>	631 Sixth Street, New Westminster, BC
<b>Legal Address</b>	LOT 97 SUBURBAN BLOCK 13 PLAN 52367. PID: 005-032-814
<b>Location</b>	The Property is located on the northeast corner of Sixth Street and Seventh Avenue, in the Uptown Neighbourhood of New Westminster.
<b>Year Built</b>	1978
<b>Gross Building Area*</b>	58,445 SF
<b>Net Rentable Area*</b>	52,110 SF
<b>No. of Units</b>	72 Rental Apartment Units 5 Retail Units (Ground Floor) 1 Office Unit (Second Floor)
<b>Parking</b>	Surface: 15 Stalls Underground: 79 Stalls
<b>Site Area &amp; Dimensions*</b>	~ 22,767 SF (160.9 ft x 141.5 ft)
<b>Zoning</b>	Commercial (C-3)
<b>Gross Taxes (2025)</b>	\$182,250.90

\*All measurements are estimates and should not be relied upon without independent verification.

## Building Description

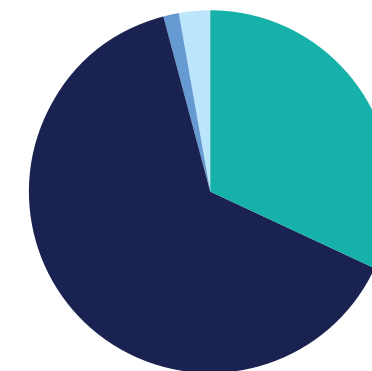
The Property's main entrance lobby is located on the west side of the building along Seventh Avenue and is monitored by an intercom system. Access is provided by two elevators and two internal staircases situated at either end of the building.

Common areas include a laundry room on the ground floor equipped with four pairs of coin-operated washers and dryers and 72 storage lockers. There are 79 underground parking stalls, 15 surface stalls and additional street parking available in the area.

The residential suite mix consists of 23 bachelor, 47 one-bedroom, and 2 two-bedroom units. Unit features include conventional floor plans with sliding glass doors leading to covered balconies.

There are 5 retail units at street level and 2 office suites on the second floor (one is used as management office), together offering a total of 8,220 square feet of leasable area. The retail units at street level are entered through glass street-front doors along Sixth Street and benefit from high-exposure signage opportunities.

### Residential Units Breakdown / Average Area



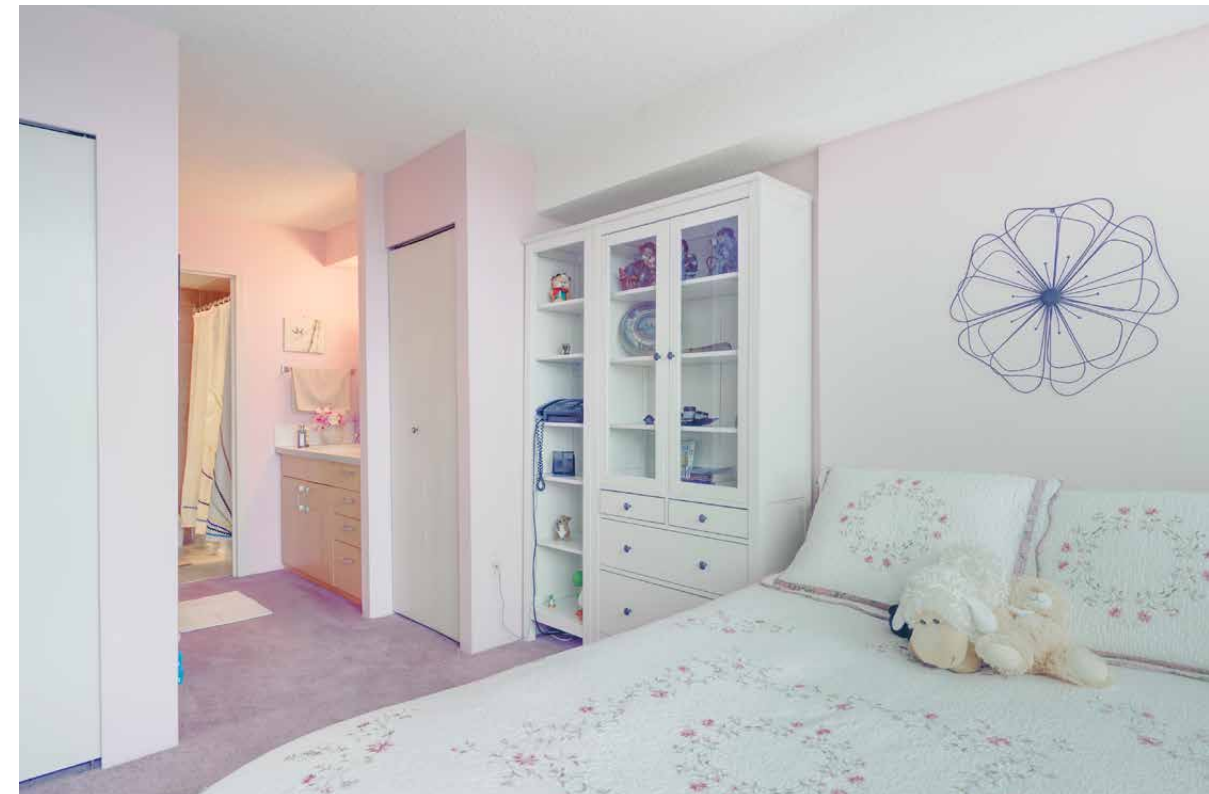
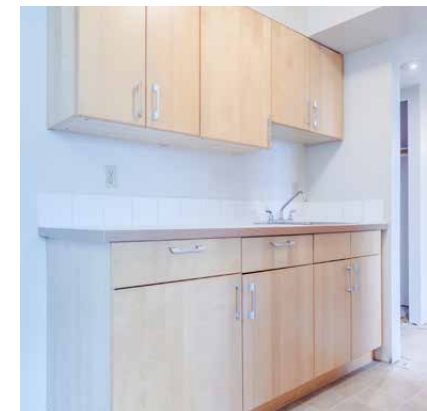
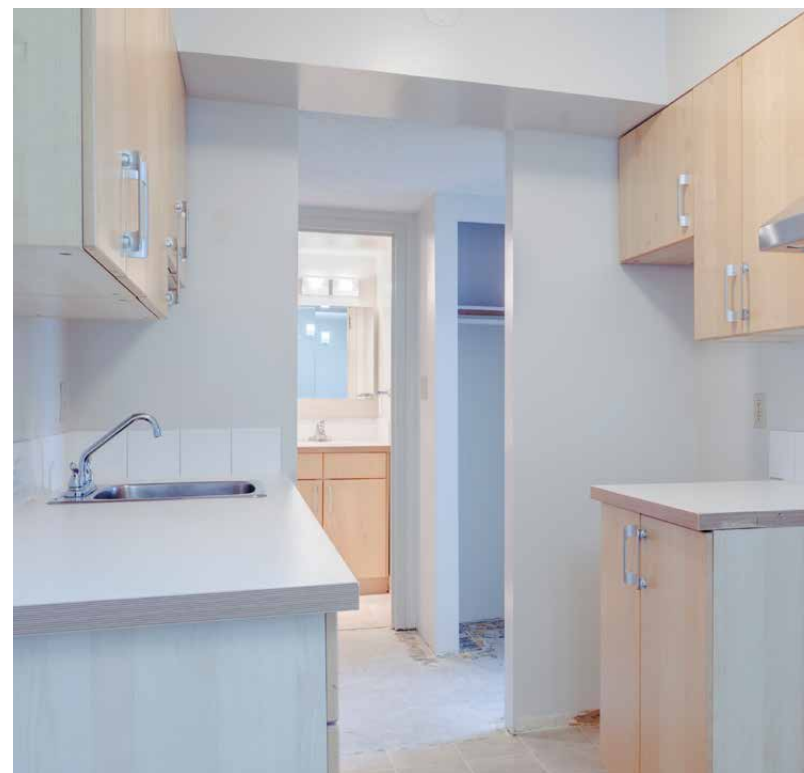
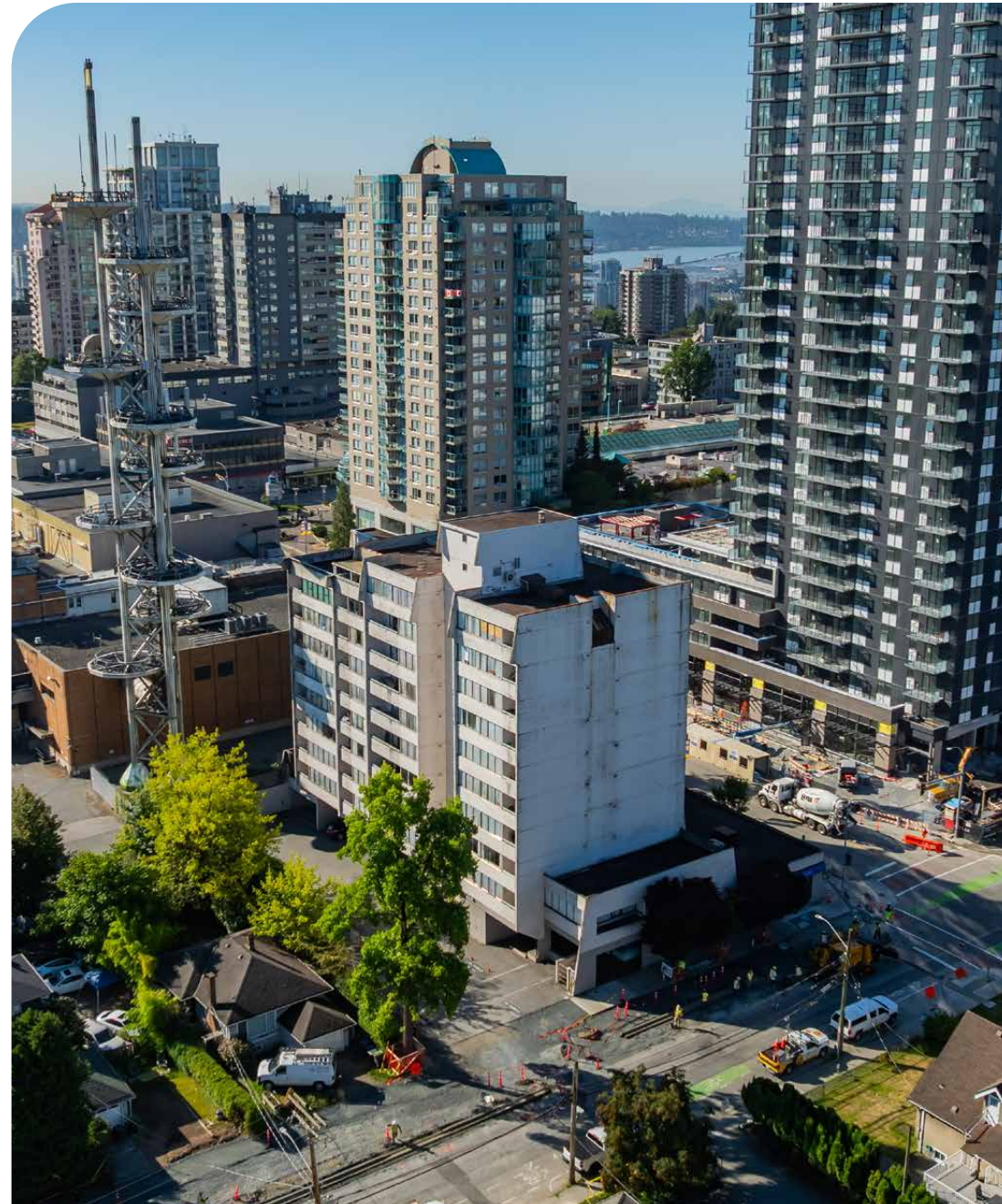
Bachelor	23 / 470 SF
1-Bedroom	46 / 680 SF
1-Bedroom + Den	1 / 840 SF
2-Bedroom	2 / 1,150 SF
<b>Total</b>	<b>72</b>



Over \$450,000 invested in recent upgrades and suite renovations. Notable improvements include a roof replacement in 2002, parkade restoration in 2018, installation of new elevators in 2020, a circuit breaker upgrade in 2021 and new boilers in 2023. These ongoing investments reflect consistent upkeep and reinforce the long-term quality and stability of the asset.

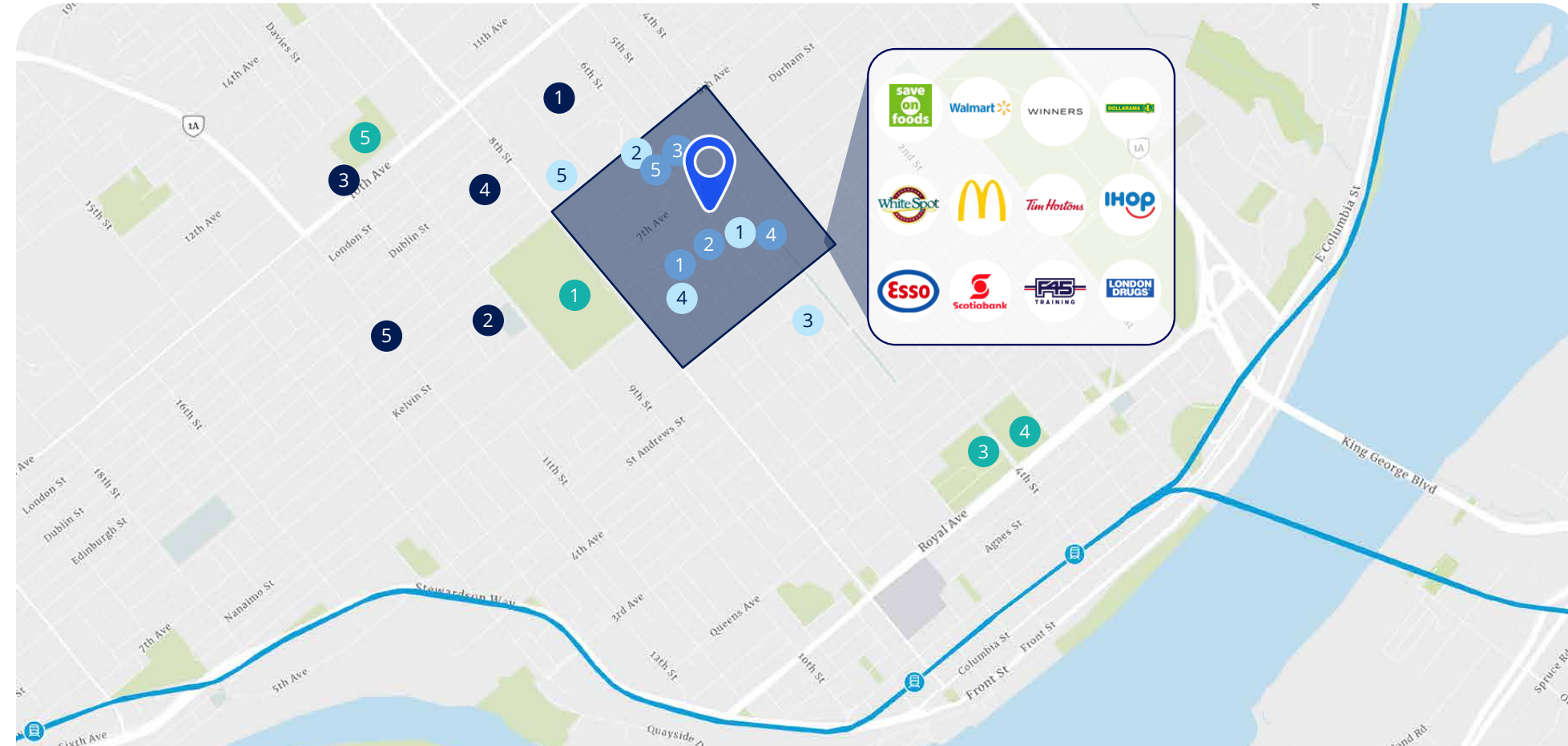
# Gallery

631 SIXTH STREET, NEW WESTMINSTER



# Location Overview

The Property is located in Uptown neighbourhood of New Westminster, known as an urban, walkable neighbourhood with a mix of shops, eateries and services.



- 631 Sixth Street, New Westminster, BC**
- Transit Stop**
- Transit Line**
- Restaurants & Retail**
  - Royal City Centre
  - Save-On-Foods
  - Wendy's
  - Rocky Point Ice Cream
  - Anny's Dairy Bar
- Education**
  - New Westminster Secondary School
  - Lord Kelvin Community School
  - Our Lady of Mercy School
  - New West Secondary School
  - Winston College
- Services & Banks**
  - Scotiabank
  - Esso
  - Planet Fitness
  - New Westminster Public Library
  - Massey Theatre
- Parks & Recreation**
  - Moody Park
  - Queen's Park Arena
  - Tipperary Park
  - New Westminster Tennis Club
  - Mary Avenue Park

## CENTRAL, CONNECTED, AND CONVENIENT

Located in the heart of New Westminster, Uptown offers unmatched access to daily essentials, transit, and lifestyle amenities, all within walking distance.

## RETAIL AND SERVICES AT YOUR DOORSTEP

With Royal City Centre and a variety of local shops, cafés, and services nearby, the neighbourhood offers all the location amenities sought after by the tenants.

## A VIBRANT, EVOLVING COMMUNITY

Uptown is home to a dynamic mix of long-time residents, young professionals, and newcomers, contributing to a strong sense of community.

## STRONG TRANSIT CONNECTIVITY

Served by multiple bus routes and minutes from SkyTrain stations, Uptown offers seamless access to Downtown Vancouver, Burnaby and the Metro Vancouver region.



- Downtown Vancouver**  
35-minute drive
- New Westminster Skytrain Station**  
6-minute drive
- Royal City Centre**  
5-minute walk
- YVR Airport**  
35-minute drive

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