

FOR SALE OR LEASE

103 - 42 6 Street, New Westminster, B.C.

Marcus & Millichap

PRICE IMPROVEMENT



Opportunity

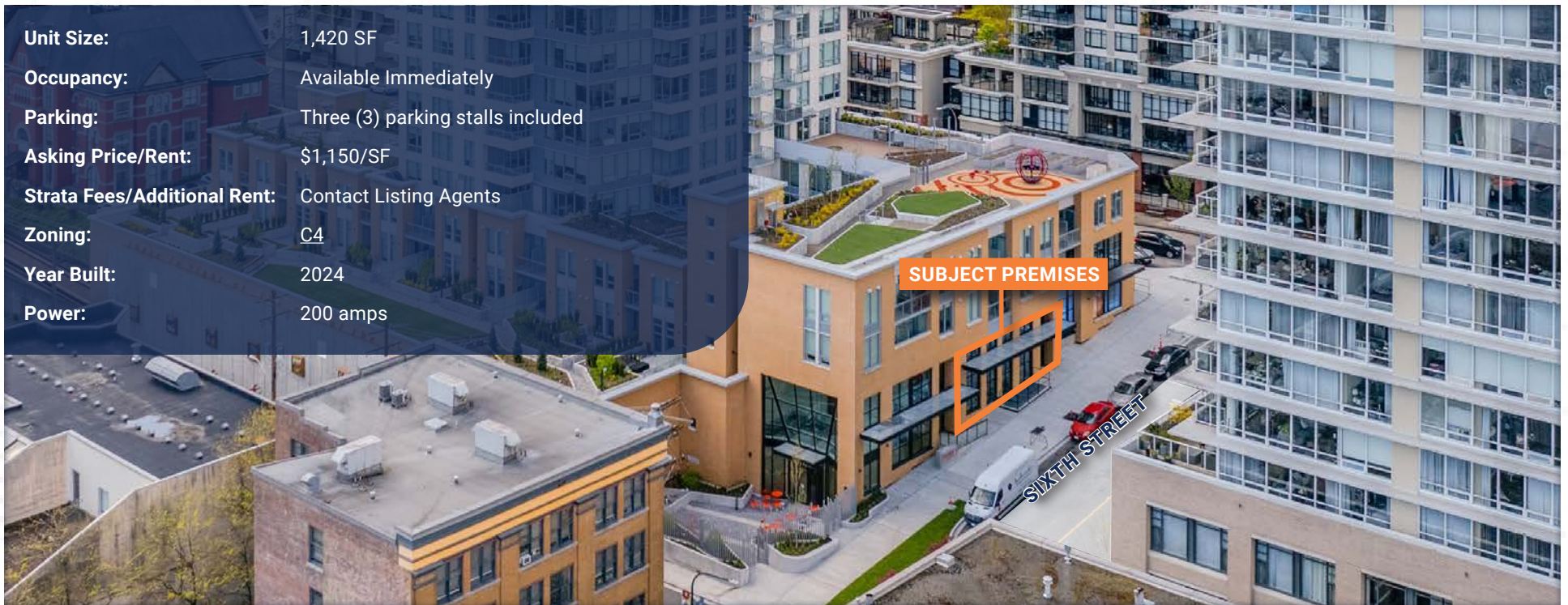
Exceptional opportunity to purchase or lease a rarely available retail premises unit in New Westminister. The unit is situated at the base of 618 Carnarvon. This modern 33-storey tower features 262 homes and premium access to exceptional amenities including health and wellness services, shopping, restaurants and professional service industries. Located off the corner of 6th and Carnarvon Street, the building provides immediate access to the New Westminister and Columbia SkyTrain Stations. Don't miss the opportunity to invest in this reputable development.

New Westminister

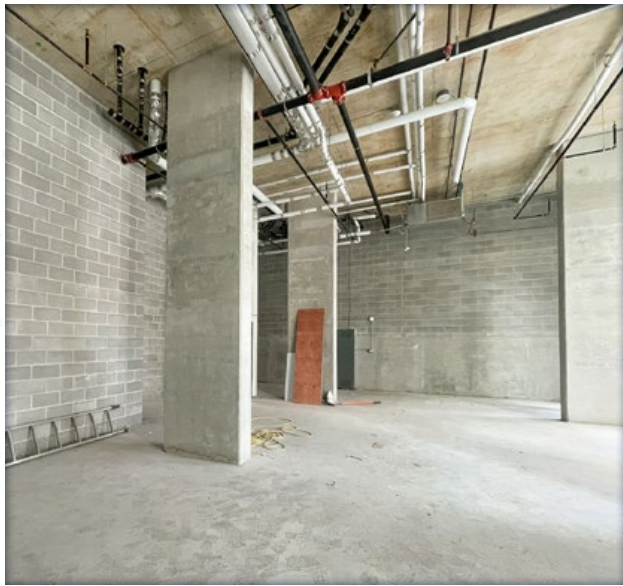
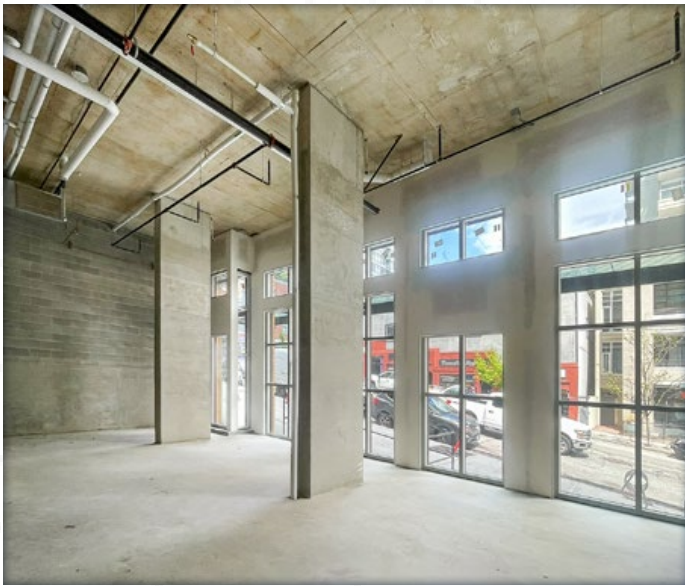
The City of New Westminister is situated in the geographic centre of Metro Vancouver, bounded by Burnaby to the west, Coquitlam to the north, and the Fraser River to the southeast. Located on the Burrard peninsula on the North bank of the Fraser River, New Westminister is a scenic destination steeped in rich history. The City of New Westminister has a population of approximately 83,641 (2022) and a projected growth rate of 7.9% (2022-2027). The City's centralized location in Metro Vancouver has established it as a cultural hub, being only half an hour from downtown Vancouver, the University of British Columbia, Vancouver Airport, and only 15 minutes from Simon Fraser University. Urban Flats is easily accessible to surrounding bus lines throughout the City and varying Expo Line SkyTrain stations which provide direct connections to the surrounding areas of Surrey, Burnaby, Metrotown, East Vancouver, and Downtown Vancouver. The ongoing expansion of Vancouver's transit network is set to enhance connectivity in the coming years, granting simplified access to UBC, Langley, and more.

Salient Details

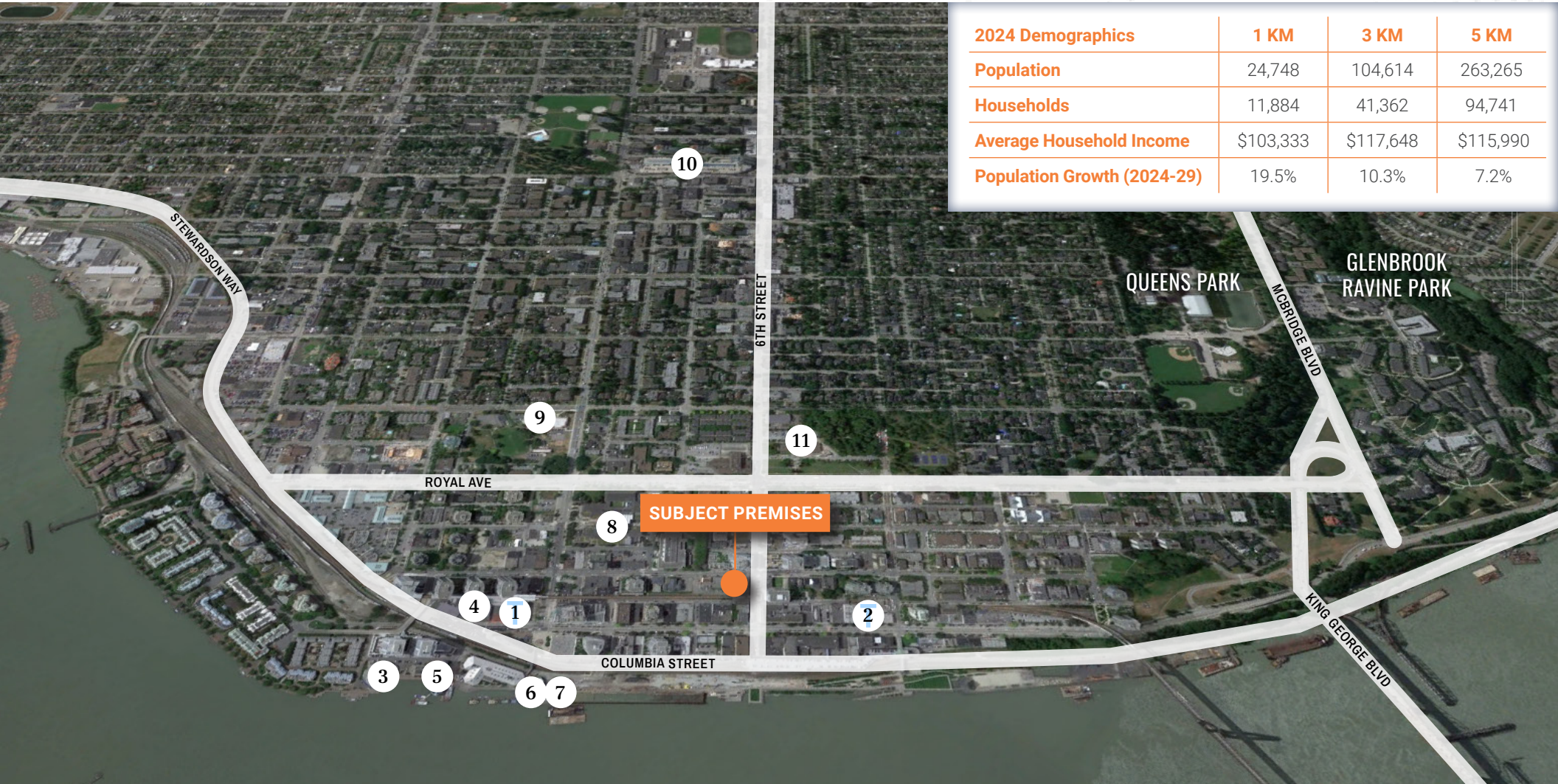
Unit Size:	1,420 SF
Occupancy:	Available Immediately
Parking:	Three (3) parking stalls included
Asking Price/Rent:	\$1,150/SF
Strata Fees/Additional Rent:	Contact Listing Agents
Zoning:	C4
Year Built:	2024
Power:	200 amps



Photos



Location Overview



2024 Demographics	1 KM	3 KM	5 KM
Population	24,748	104,614	263,265
Households	11,884	41,362	94,741
Average Household Income	\$103,333	\$117,648	\$115,990
Population Growth (2024-29)	19.5%	10.3%	7.2%

- 1. New Westminster SkyTrain Station
- 2. Columbia SkyTrain Station
- 3. Hanson College
- 4. Landmark Cinemas

- 5. Inn at the Quay
- 6. Landmark: The World's Tallest Tin Soldier
- 7. Fraser River Discovery Centre
- 8. Douglas College New Westminster Campus

- 9. Fraser River Middle School
- 10. Walmart
- 11. New Westminster City Hall

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