

For Sale

Owner-User or Investor Opportunity

7,330 SF Former Uptown HSBC Bank Building

21 At-Grade Parking on a Large 12,452 SF Corner Site

504 6th Street 'Uptown', New Westminster, BC



Contact

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CBRE

504 6th Street 'Uptown'

New Westminster, BC

Rare Owner-User Opportunity

High-profile corner location in the heart of 'Uptown' New Westminster.

Located next to the affluent Queens Park neighbourhood, the property presents an exceptional opportunity for an owner-user, offering both immediate usability and future redevelopment upside.



Salient Facts

Address

504 6th Street, New Westminster, BC

Site Area

12,452 SF

Current Improvements

10+ offices, lunchroom, 2 washrooms, open areas

Parking

21 stalls, with direct access off 5th Avenue

C3 Zoning

Permits animal hospital, antique stores, banks, child care, commercial schools, dental, medical, professional services, retail

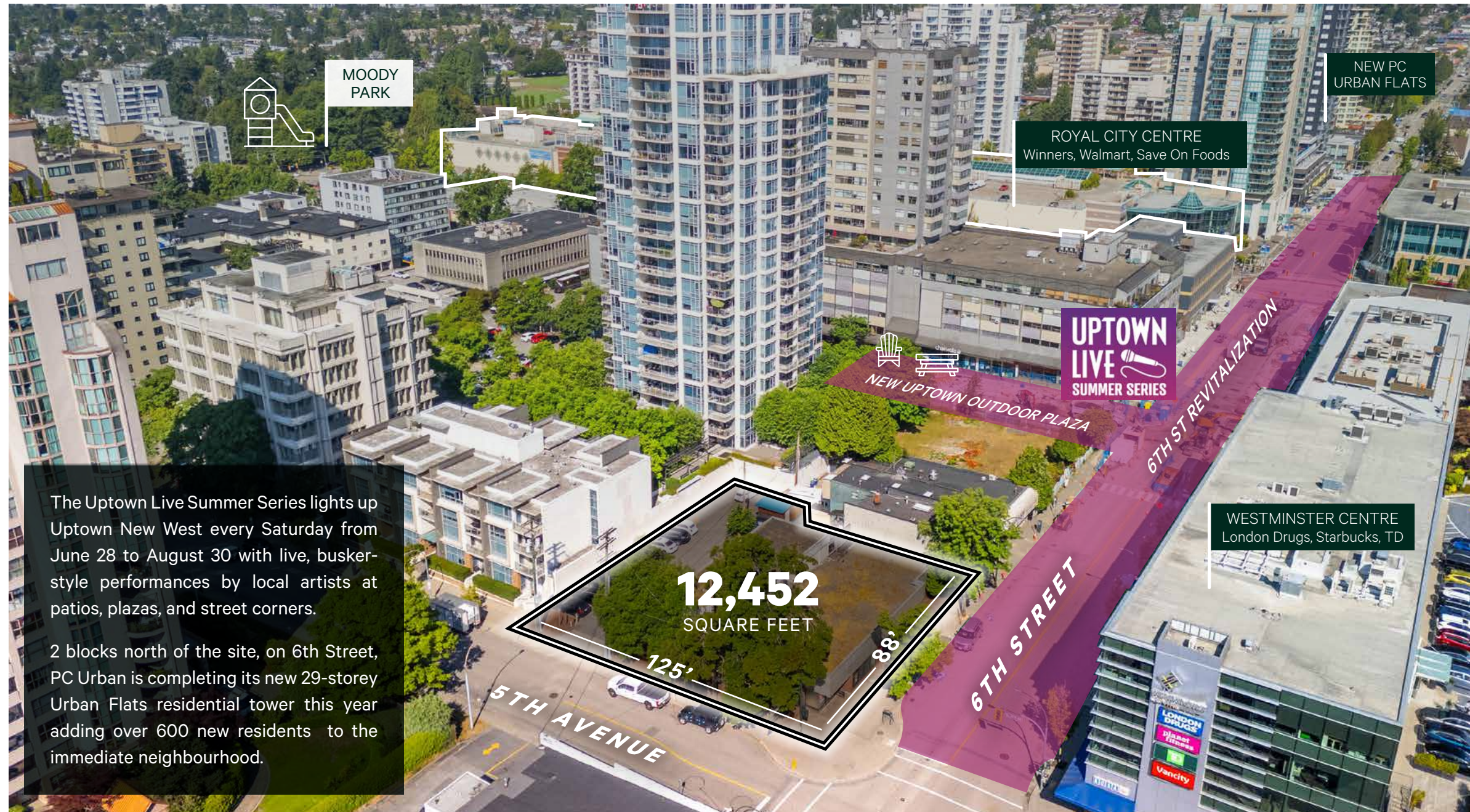
OCP

Mixed-Use, High-rise
Up to 5.0 FAR



List Price

\$7,995,000



The Uptown Live Summer Series lights up Uptown New West every Saturday from June 28 to August 30 with live, busker-style performances by local artists at patios, plazas, and street corners.

2 blocks north of the site, on 6th Street, PC Urban is completing its new 29-storey Urban Flats residential tower this year adding over 600 new residents to the immediate neighbourhood.

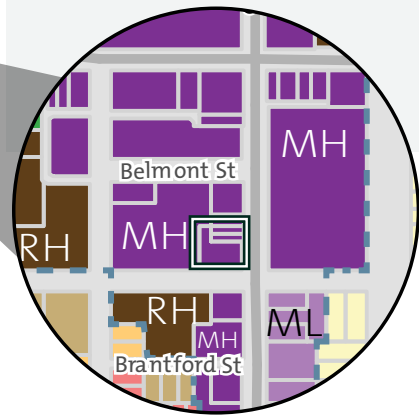


- RH - Residential High-Rise
- ML - Mixed-Use - Low-Rise
- MH - Mixed-Use - High-Rise

Land Use Map

Under the New Westminster Official Community Plan, 504 6th Street is designated (MH) Mixed-Use – High-Rise.

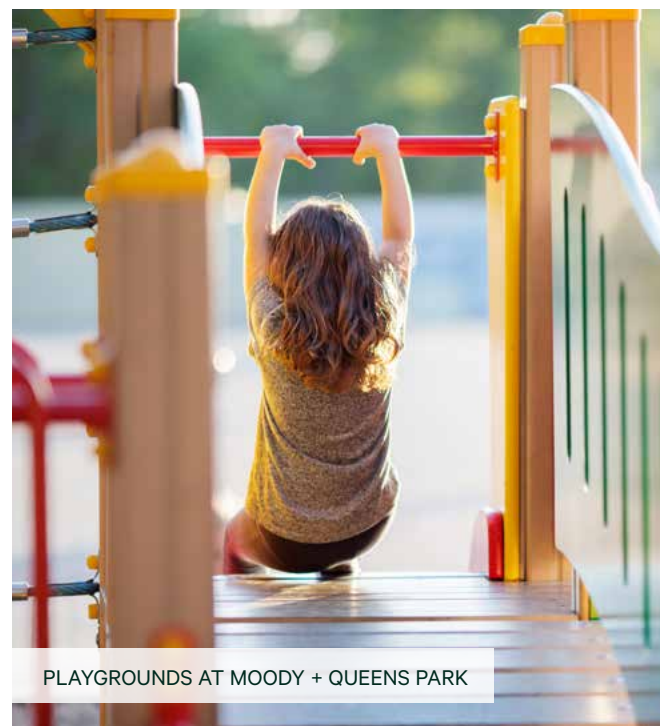
Most recently, **PC Urban** completed their Urban Flats development, a 29-storey, 338 home rental tower at 616-640 6th Street under the same (MH) Mixed-Use – High-Rise designation.



SOURCE: New Westminster OCP



NEW WEST SECONDARY & MASSEY THEATRE



PLAYGROUNDS AT MOODY + QUEENS PARK



QUEENS PARK NEIGHBOURHOOD

Discover the potential of a landmark location in the heart of Uptown New Westminster!

'New Westminster ranked 18 out of 100 for Canada's most liveable cities.' - The Globe and Mail

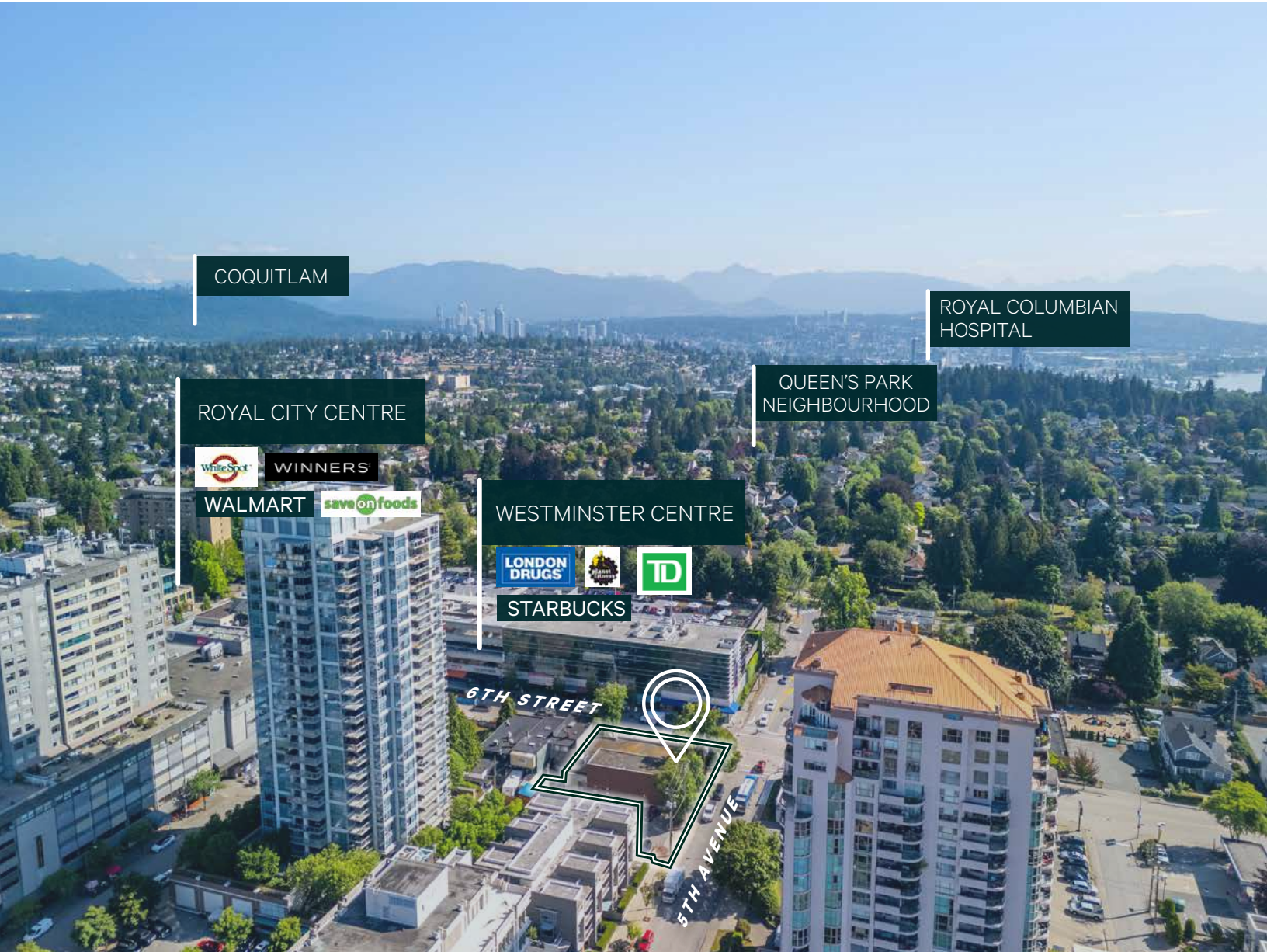
Prime Uptown New Westminster corner property: A high-profile, freestanding building offering exceptional visibility in a thriving area. Ideal for owner-users, perfect for medical, dental, daycare, real estate office, or retail store with convenient onsite parking.

Zoned for mid-rise development, this strategically located asset boasts future potential adjacent to the affluent neighbourhood of Queens Park, and surrounded by established businesses including TD Bank, Starbucks, London Drugs, Winners, Walmart, Save On Foods, and more.

For Sale

504 6th Street 'Uptown'

New Westminster, BC



Demographics

New Westminster

138,000	92,000	8.28%	3.0	\$118,000
POPULATION (WITHIN 8 MINUTES)	POPULATION NEW WESTMINSTER	POPULATION GROWTH (2024-2029)	AVERAGE HOUSEHOLD SIZE	HOUSEHOLD INCOME

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Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

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