



FOR SALE

102/103 - 408 E Columbia Street
New Westminster



For more information, please contact
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Executive Summary

OPPORTUNITY:

Opportunity to Purchase two Improved Strata Lots in the newly constructed Premiere building. The Property has been built out as a Medical clinic with adjoining Pharmacy. 408 East Columbia offers medical professionals an exceptional opportunity to establish or grow their practice in one of BC's most strategically located healthcare corridors — directly across from Royal Columbian Hospital which is currently undergoing a \$1.5 billion multi-phase expansion, RCH will soon become one of Canada's most advanced medical campuses, further increasing the demand for supporting healthcare services in the immediate area.

LOCATION:

The subject property is directly across from Royal Columbian Hospital, in New Westminister, with direct public transit access to Burnaby, Surrey and Downtown Vancouver. Located just a 5 minute walk from the Sapperton SkyTrain station and a 5 minute drive to Highway 1 ensures easy access for regional patients and practioners alike.

DETAILS:

Area	3,280 sf
Civic Address	102/103 408 E Columbia, New Westminister
Legal Description	Strata Lot 2 and 3, Suburban Block 2, NWD, Strata Plan EPS8367
PID	031-665-101 & 031-665-098
Property Tax	\$ 44,246.31 (2025)
Strata Fee	\$ 2,395.87 per month
Parking	4 Stalls Included and approximately 22 shared commercial visitor stalls
Zoning	CD79 based on C-2A
Possession	Vacant Possession possible
ASKING PRICE	\$ 4,600,000.00



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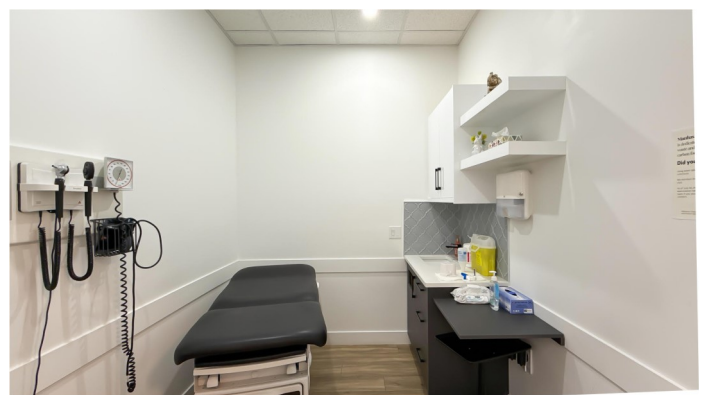
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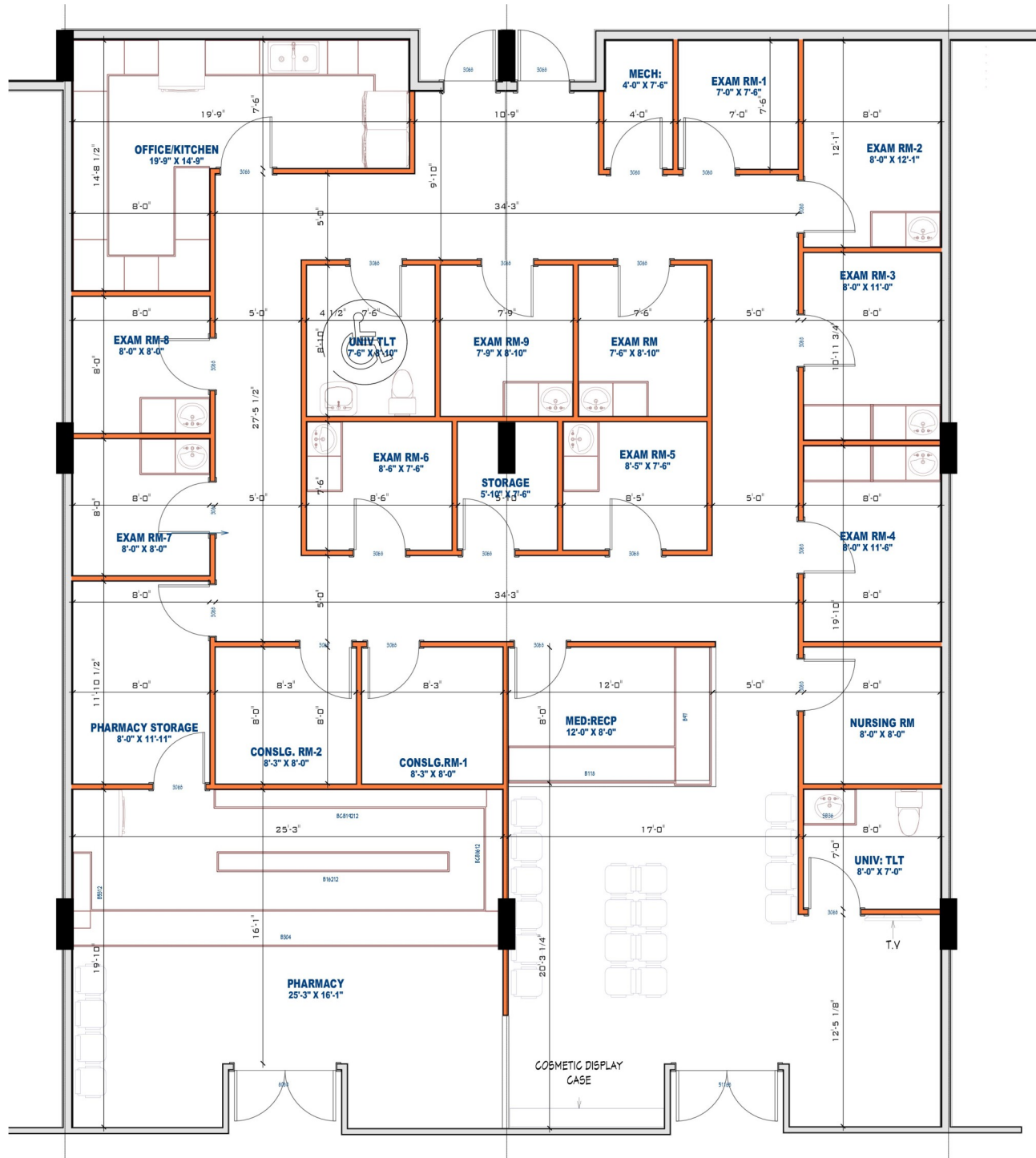


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