

Colliers

610 Sixth Avenue

New Westminster, BC

FOR SALE

Opportunity to acquire a **16-unit mixed-use**
retail/residential building located in
New Westminster's Uptown neighbourhood

(Over 5.2% Cap Rate)



Accelerating success.



Property Highlights



High exposure mixed-use building across from Walmart Supercentre and Shoppers Drug Mart.



Potential for income growth in both residential and retail revenues due to existing below-market rents.



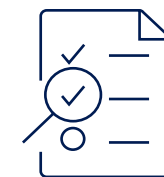
The Property has undergone significant capital upgrades over the past 10 years.



Within walking distance of schools, retail stores, banks, parks, and the New Westminster SkyTrain station, making the area attractive to both young professionals and families.



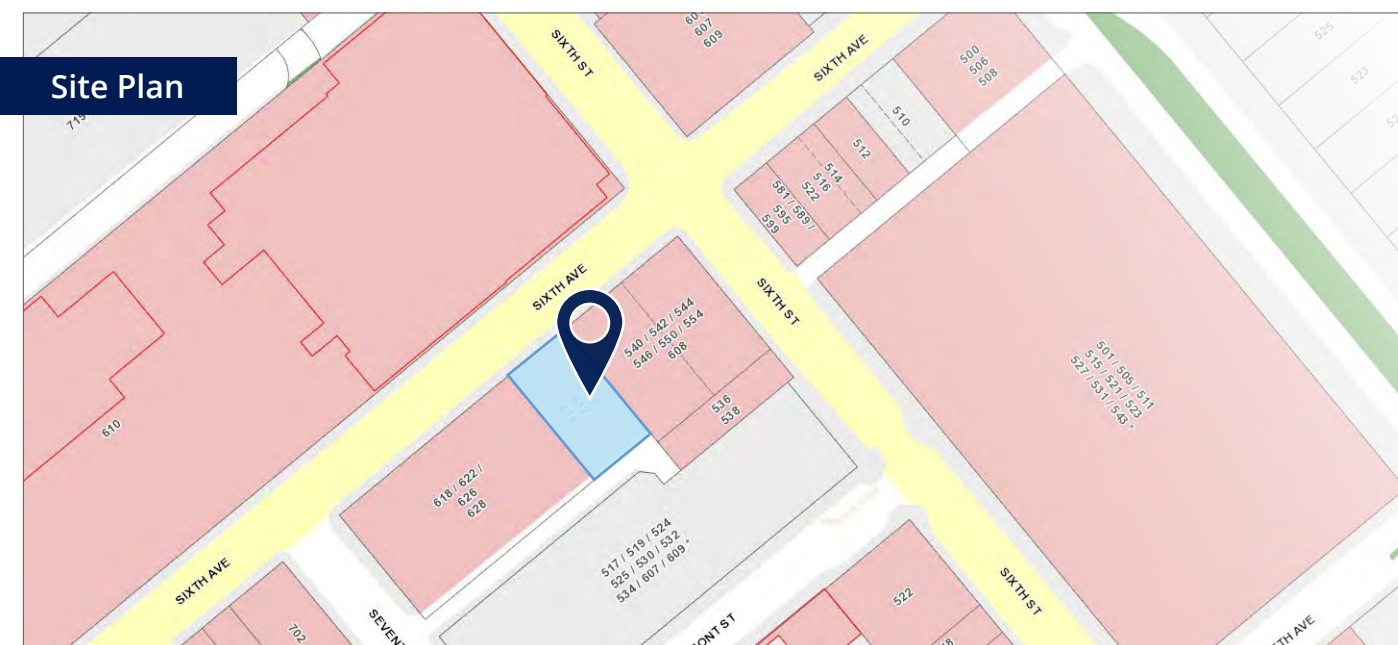
Future high-density mixed-use development potential under the existing zoning.

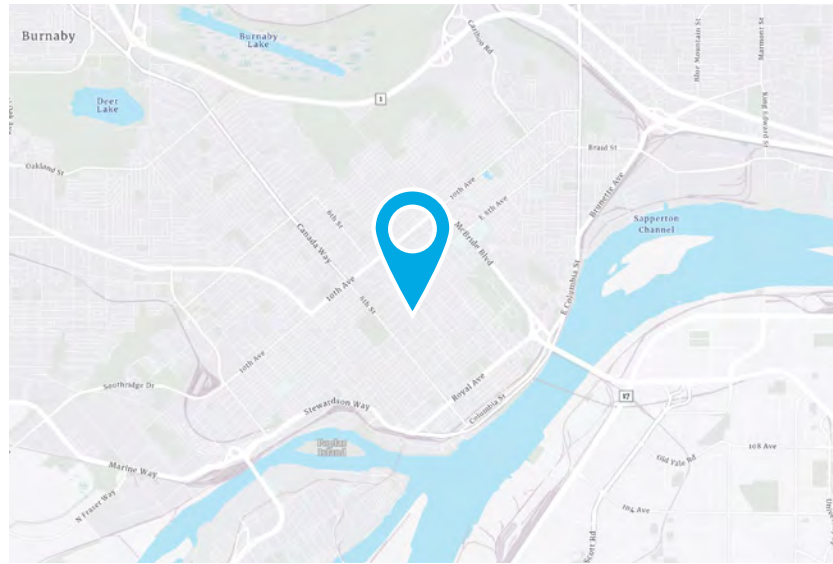


Salient Facts

Civic Address	610 Sixth Avenue, New Westminster, BC						
Legal Description	Lot 22 Except: Part On Bylaw Plan 58247, of Lot 7 Suburban Block 10 Plan 2620; PID: 002-362-465						
Year Built	Circa 1958 (with major renovations)						
Location	Located on the south side of Sixth Avenue between Sixth and Seventh Streets in New Westminister's Uptown neighbourhood.						
Net Rentable Area	<table border="1"> <tr> <td>Retail</td> <td>6,766 SF</td> </tr> <tr> <td>Residential</td> <td>11,037 SF</td> </tr> <tr> <td>Total</td> <td>17,803 SF</td> </tr> </table>	Retail	6,766 SF	Residential	11,037 SF	Total	17,803 SF
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Residential	11,037 SF						
Total	17,803 SF						
Residential Unit Mix	Thirteen (13) 1-Bedroom Units; average size 661 SF Three (3) 2-Bedroom Units; average size 813 SF						
Lot Size & Dimensions	8,052 SF (66' x 122')						
Zoning	C-3 (Community Commercial District)						
Improvements	Three-storey building comprised of 16 residential units and a single ground-floor retail unit. The building also features a laundry room and storage lockers.						
Net Operating Income	\$328,459						
List Price	\$6,250,000 (5.2% Cap Rate)						

Site Plan





Property Location

- The Property is conveniently located in the heart of the Uptown neighbourhood in the City of New Westminster.
- Uptown New West is a vibrant, pedestrian-oriented commercial district. Offering a wide variety of amenities, with much of its urban activity centered around the crossroads of “6th and 6th”.
- Residents and shoppers enjoy easy access to the Royal City Centre Shopping centre, which offers a wide range of retail stores, restaurants, and entertainment options just a short walk away.
- Moody Park is just a stone’s throw away, offering green space, sports facilities, and recreational opportunities for residents and families.
- Conveniently located just a few blocks from the New Westminster SkyTrain Station, providing seamless access to the broader transit network.



Location Score



Walker's Paradise

98



Very Bikeable

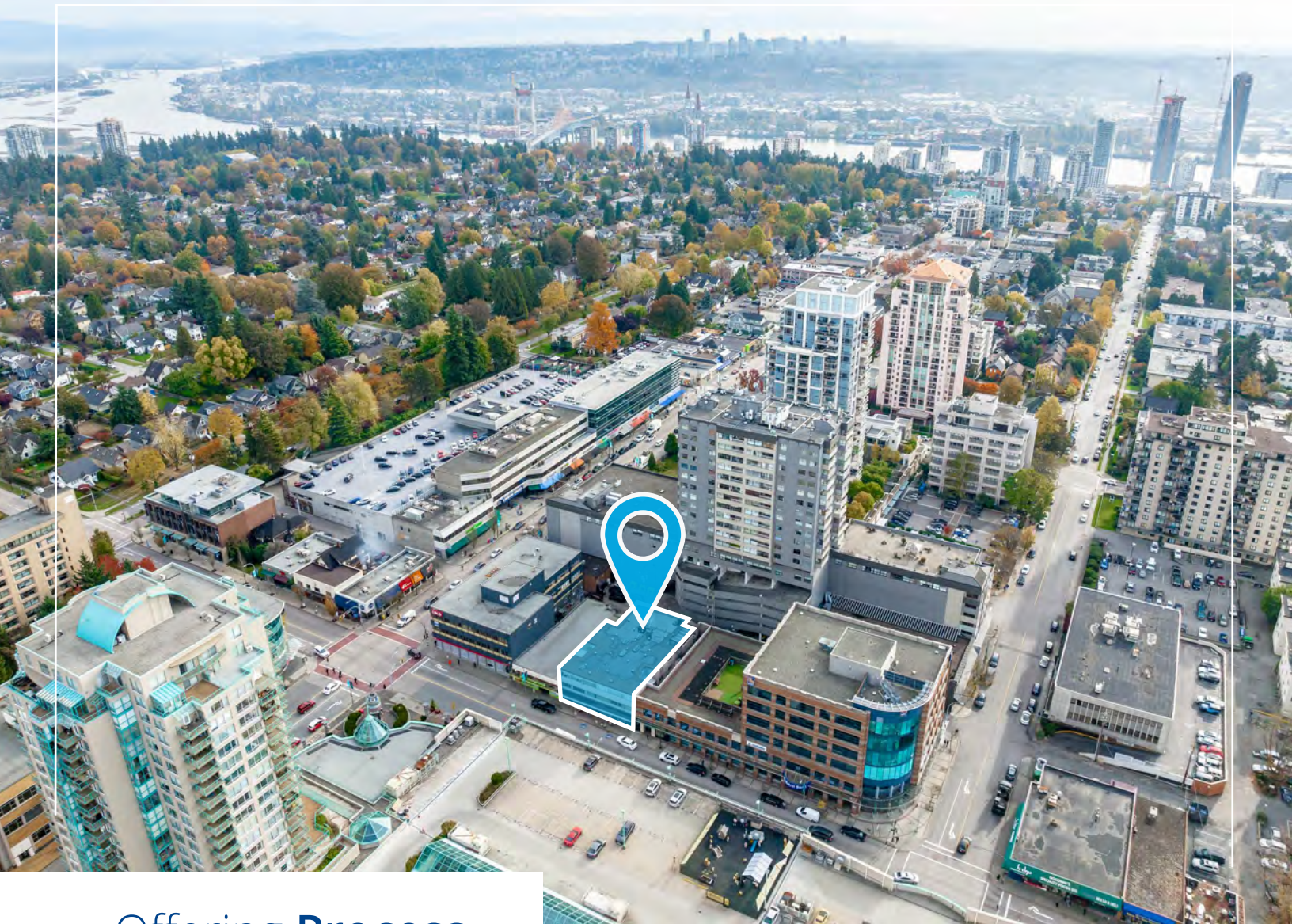
74



Good Transit

66





Offering Process

Prospective purchasers are invited to submit offers to purchase the Property through Colliers for Vendor's consideration.

Please contact the listing brokers for more details on this offering.

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