

PRIME RETAIL STRATA FOR LEASE

100 - 624 Agnes Street New Westminster, BC

YPA REALTY



Highlights

PRODUCT TYPE

PRIME RETAIL STRATA FOR LEASE

SUMMARY

LOCATION

100 - 624 Agnes Street, New Westminster

ZONING

C-4 (Central Business District)

UNIT SIZE

3,967 SF

OCP

4 Storey High Density Mixed
Use Strata Building

FEATURES

50 ft Frontage, 5 exclusively
designated underground parking stalls

SPECIALISTS

MANNI GOHALWAR

PERSONAL REAL ESTATE CORPORATION

C: 604 572 1000

E: manni@yparealty.com

MANPREET SINGH

PERSONAL REAL ESTATE CORPORATION

C: 604 529 1000

E: manpreet@yparealty.com

YPA Realty Inc. | Unit 201 - 13049 76th Avenue, Surrey BC V3W 2V7
m (604) 572 1000 | t (604) 502 1000 | f (604) 503 8888

Information

AVAILABLE FOR LEASE

#100 – 624 Agnes Street, 4 ground floor Retail Strata Units, part of a 4 storey Mixed-Use strata building located in downtown New Westminster. This high traffic retail property is ideally located on Agnes Street, minutes away from the BC Land Title Office, Provincial Court of BC, and both Columbia and New Westminster skytrain stations. This location offers convenient

access to all regional amenities, HWY1 and downtown Vancouver.

Featuring 3,967 SF of ground floor retail space, extraordinary wide street frontage, an open layout, high ceilings, interior office and storage, private washrooms, kitchenette, 5 exclusively designated underground parking stalls, 2 additional paid dedicated rental underground parking stalls with lots of customer street parking and loading.

PROPERTY DETAILS

LOCATION	100 - 624 Agnes Street, New Westminster BC
LOT SIZE	3,967 SF
ZONING	C-4 Central Business District
LEGAL	BLK 25 SP# LMS2133 LD 1 & LD 36
STRATA LOTS	35, 36, 37 & 38
PID	023-443-359, 023-443-375, 023-443-383, 023-443-391
BUILDING TYPE	4 Storey Mixed Use Strata
OCP	4 Storey High Density Mixed Used Strata Building
GROSS TAXES	\$41,670 (2025)
YEAR BUILT	1995
STRATA FEE	\$2,500/m (approx.)

PROPERTY FEATURES

- **Located in the economic hub of downtown New Westminster**
- **Walking distance to the BC Supreme Court, skytrain stations, and amenities**
- **5 exclusively designated parking stalls, 2 paid**
- **Extraordinary wide 50 ft street frontage**

RENTABLE AREA	3,967 SQ FT
---------------	-------------

BASIC RENT	CALL AGENT
------------	------------

Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Zoning: C-4 Central Business District

The following principal and accessory uses are permitted. For uses accompanied by a question mark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

PRINCIPAL USES

- Animal grooming & daycare facilities
- Animal hospitals & veterinary clinics
- Antique stores, charity thrift stores
- Clothing consignment stores
- Second hand specialty stores
- Banks
- Business and professional offices
- Cafes and restaurants
- Child care
- Commercial schools
- Congregate housing
- Cottage breweries*
- Duplex*
- Gov't institutions inc. educational judicial facilities
- Health Service Centres; Hotels
- Jewelry manufacturing
- Live-work units*
- Marinas
- Multiple dwellings
- Personal service establishments
- Reproduction processes printing, publishing, etc
- Public assembly & entertainment uses
- Public transportation depots
- Public utilities
- Retail sale of automobiles, parts & accessories*
- Retail stores
- Single Detached Dwellings*
- Studios (artist, display, radio, recording)
- Taxi offices
- Video stores*
- Wholesaling

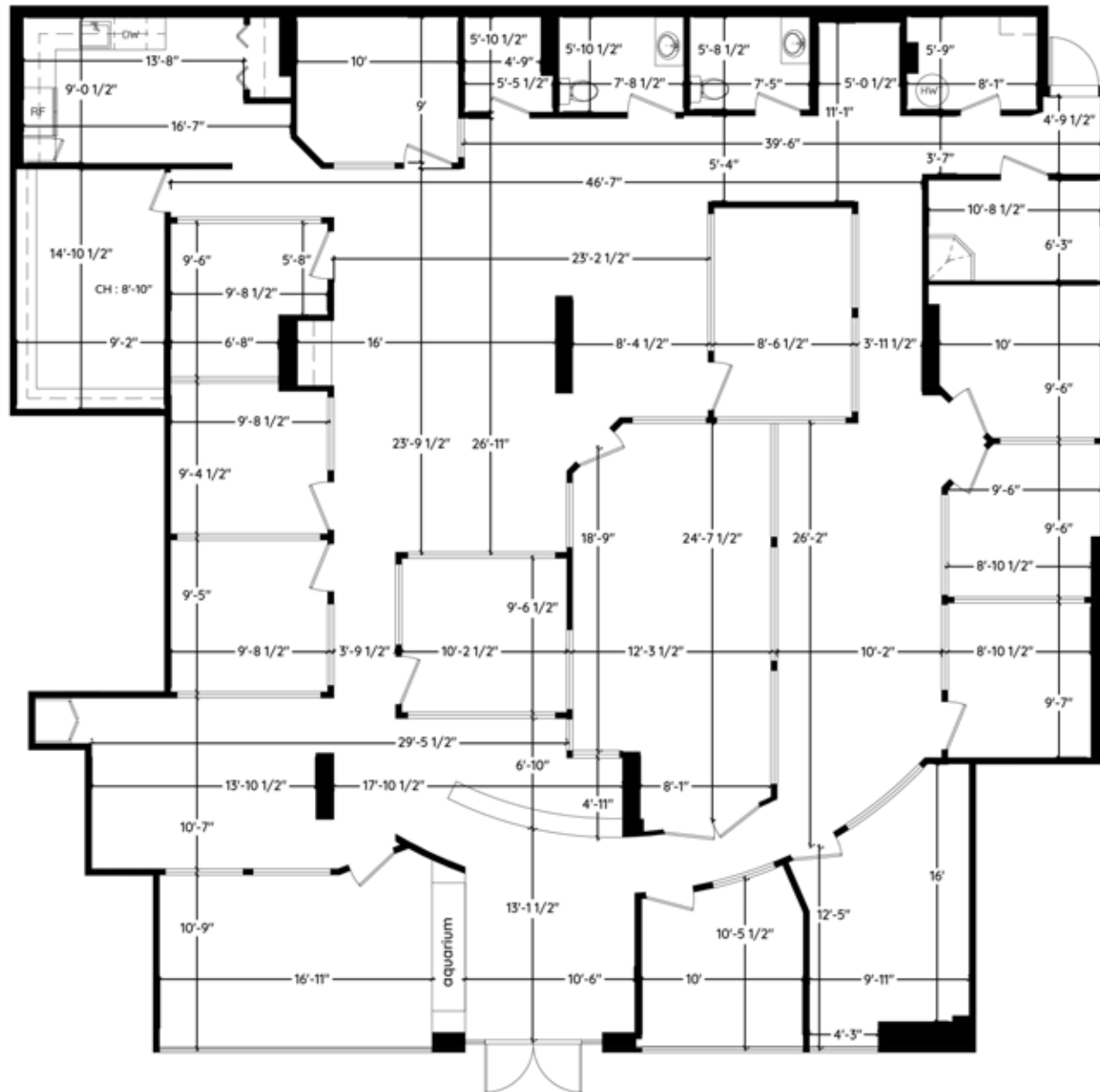
ACCESSORY USES

- Accessory uses to permitted principal uses*
- Accessory Recycling Return Centre*
- Child care in accordance with Section 170.13 of Bylaw*
- Home based businesses*

* Please refer to the city by-laws for other restrictions and regulations that may apply



Floorplans

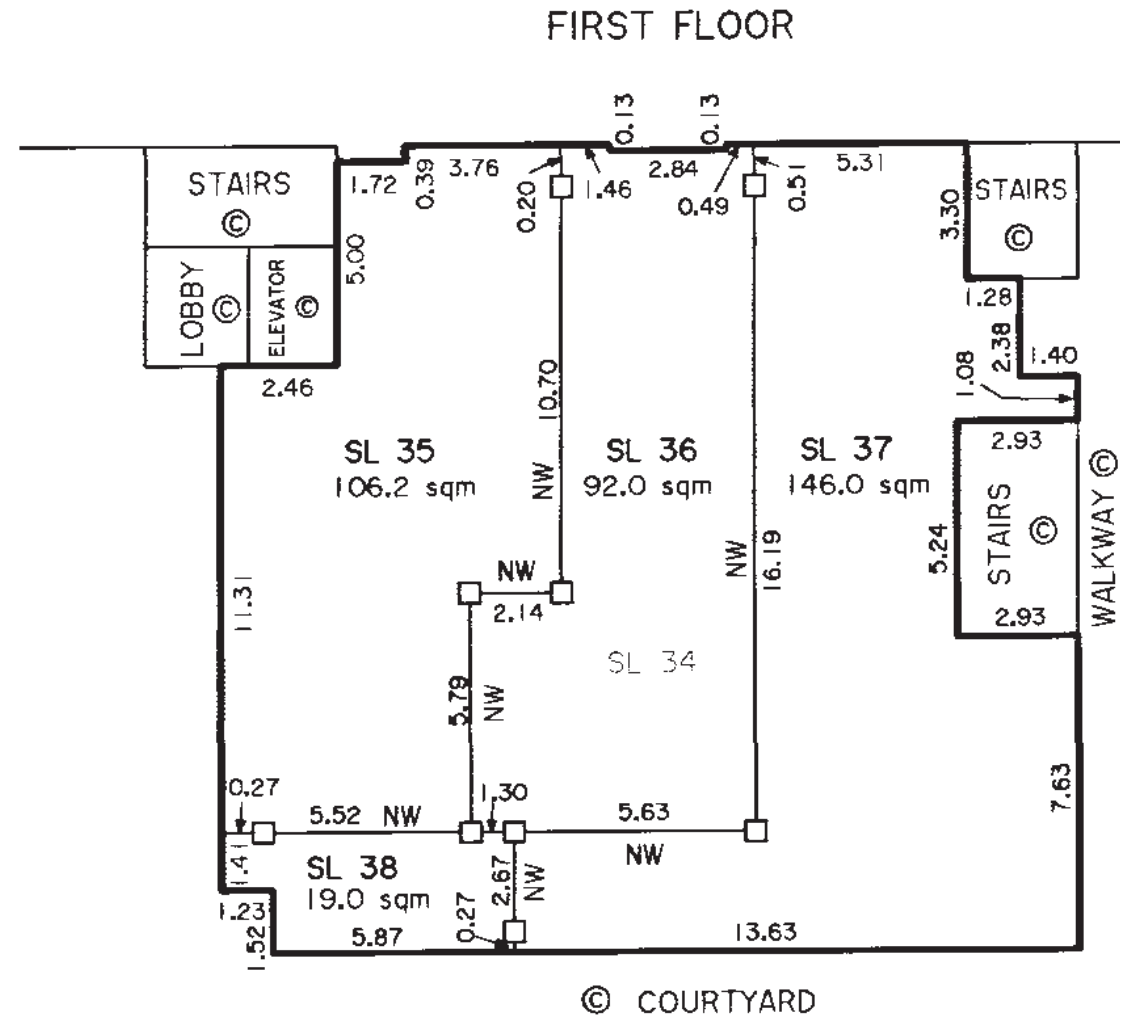
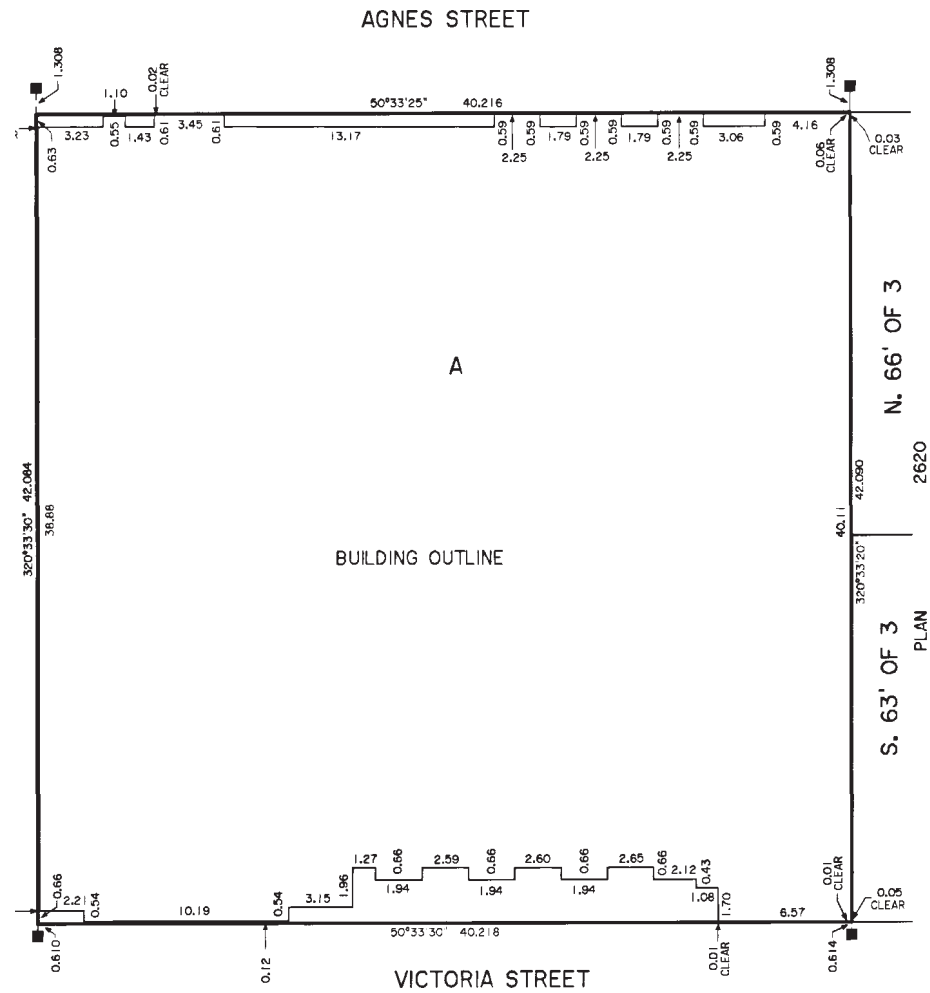


Total Area 3,967 SF
Ceiling Height 9'-2"



THE FLOOR PLAN AND THE MEASUREMENTS ARE APPROXIMATE WITHIN +/- 2% AND ARE TO BE USED FOR ADVERTISING USAGE ONLY. MAY INCLUDE UNFINISHED AREA. NOT SUITABLE FOR ARCHITECTURAL OR CONSTRUCTION. E&O INSURED.


Strata Plans



Demographics

Within a 5 minute drive of
100 - 624 Agnes Street, New Westminster BC

DEMOGRAPHICS

 POPULATION
54,586

 HOUSEHOLDS
25,698

 MEDIAN AGE
42.6

 MEDIAN HOUSEHOLD INCOME
\$75,386

 WALK SCORE
98

 TRANSIT SCORE
83

HOUSEHOLD SPENDING

 PUBLIC TRANSIT
\$1,488

 MEDICATION
\$1,004

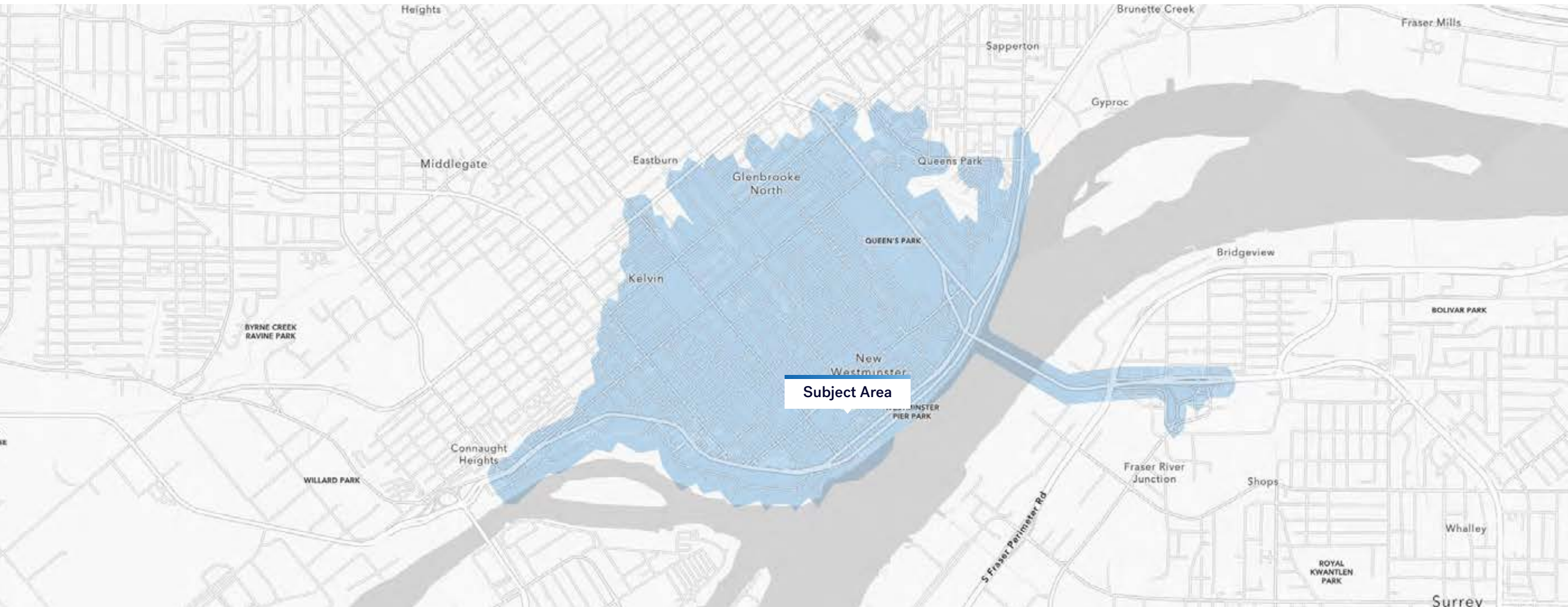
 RENT
\$6,916

 HEALTH CARE
\$575

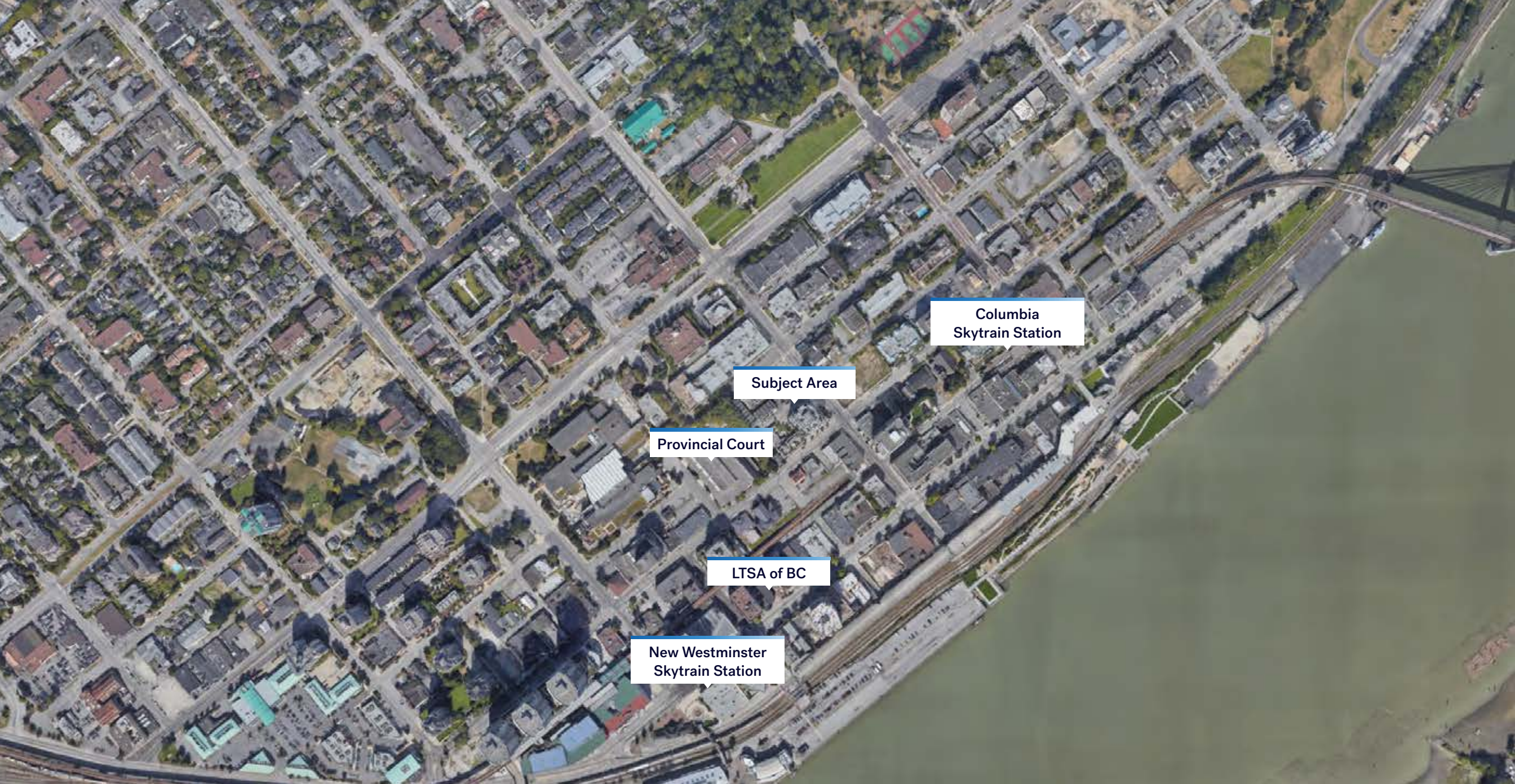
 FOOD
\$12,194

 CLOTHING
\$3,196

INFORMATION C/O ESRI CANADA 2023



Amenities



Columbia Skytrain Station

Subject Area

Provincial Court

LTSA of BC

New Westminster Skytrain Station

Photos



Photos



Photos



Photos

