

FOR SALE OFFICE/RETAIL

#102 - 250 Columbia St.
New Westminster, B.C.



NEW DEVELOPMENT SHELL STATE DOWNTOWN NEW WESTMINSTER READY FOR YOUR IMPROVEMENTS

GROUND FLOOR OPPORTUNITY!!

This brand new building is ready for your touch! Unit is in shell state with painted walls and vinyl flooring. Beautiful open layout ready for improvements boasting unobstructed Fraser River views. Large windows enhance natural lighting and high ceilings provide an airy and uplifting environment.

Located one level below Columbia Street with elevator or stair access and plenty of parking available with city parkade and street parking.

This location cannot be underestimated featuring New Westminster's famed Fraser River boardwalk and revitalized Westminister Pier Park. Both combined provide an impressive 2.5 km waterfront park and a dynamic waterfront scene.

The Downtown New Westminster area is convenient with transit within walking distance and only minutes from SkyTrain. Columbia Street is an historic commerce and cultural hub to the Lower Mainland. There are plenty of amenities such as the revitalized New Westminster Quay, a variety of restaurants, retail outlets and theatres. Take your lunch breaks, go for a walk in Westminister Pier Park and enjoy the Fraser River views.

Call Bill Hamilton today!

(Sorry, no cannabis dispensaries or daycares)

Property Features

- **Size: Unit #102 - 1,108 sq.ft.***
- **Open layout, new paint & flooring**
- **Elevator service**
- **HVAC ready for distribution**
- **Unobstructed Fraser River views**
- **Large widows, high ceilings**
- **Zoned C-4 Commercial**
- **City Parkade & street parking**
- **Transit, SkyTrain within walking distance**
- **Close to high density housing, shopping, public events, historic New Westminster**
- **Adjacent to Westminister Pier Park, near New Westminster Quay**

** Approximate size*

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Grand Central
REALTY

Contact

BILL HAMILTON
Personal Real Estate Corporation
Commercial Real Estate
Cell: 604-351-4400
billhamilton.ca



Grand Central Realty
3700 N Fraser Way, #230
Burnaby, B.C. V5J 5H4

New Westminster property for sale. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Sale or Lease of the property is subject to prior sale or lease, withdrawal or change without notice.

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New Westminster, B.C.**

Civic Address	#102 - 250 Columbia St., New Westminster, B.C V3L 1A6
Size	1,108 sq.ft.*
Legals	PID: 031-609-406; Strata Lot 3, Block 7, Plan EPS7215, Group 1, New Westminster Land District 36, Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V.
Year Built	2021
Taxes 2023 (Gross)	\$9,279.53
Parking	City Parkade and street parking
Zoning	C-4 Commercial

SALE PRICE: \$980,000.00

* Approximate size



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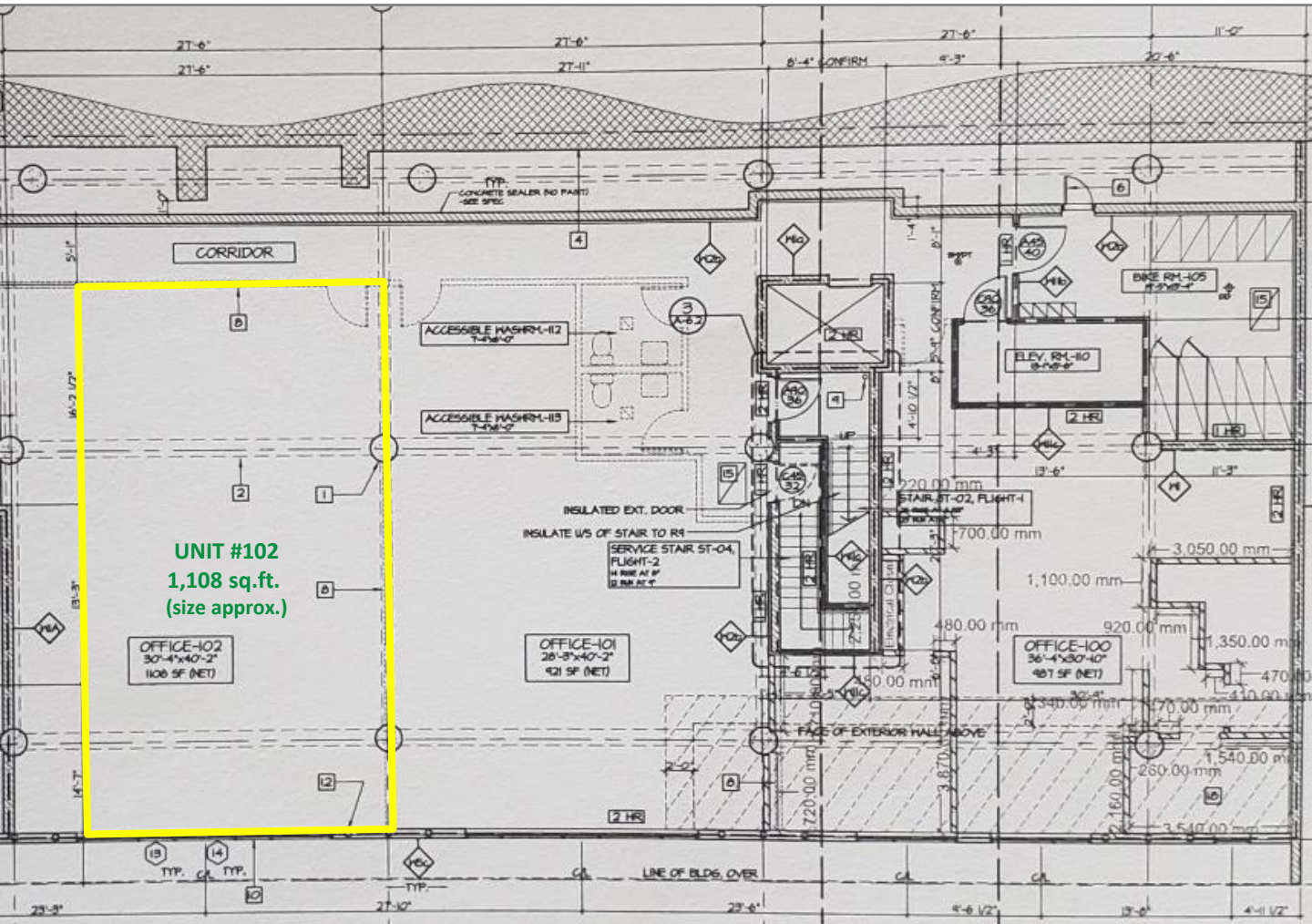
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FLOOR PLAN

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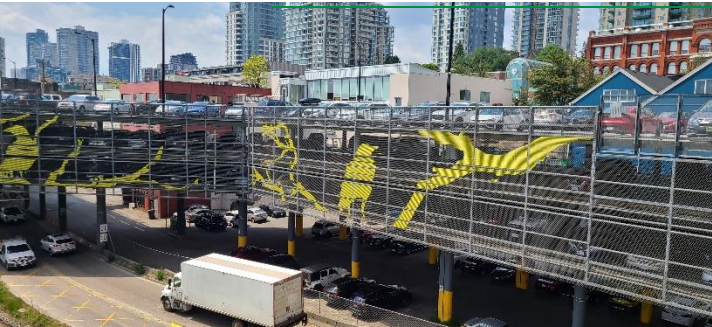
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Westminister Pier Park



Westminister Pier Park



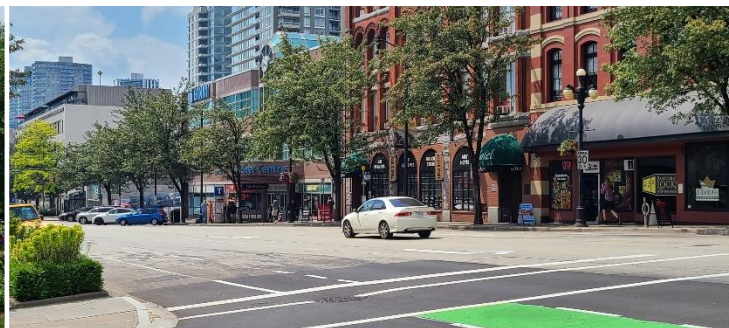
City Parkade



Westminister Pier Park



Westminister Pier Park



SkyTrain Columbia Station

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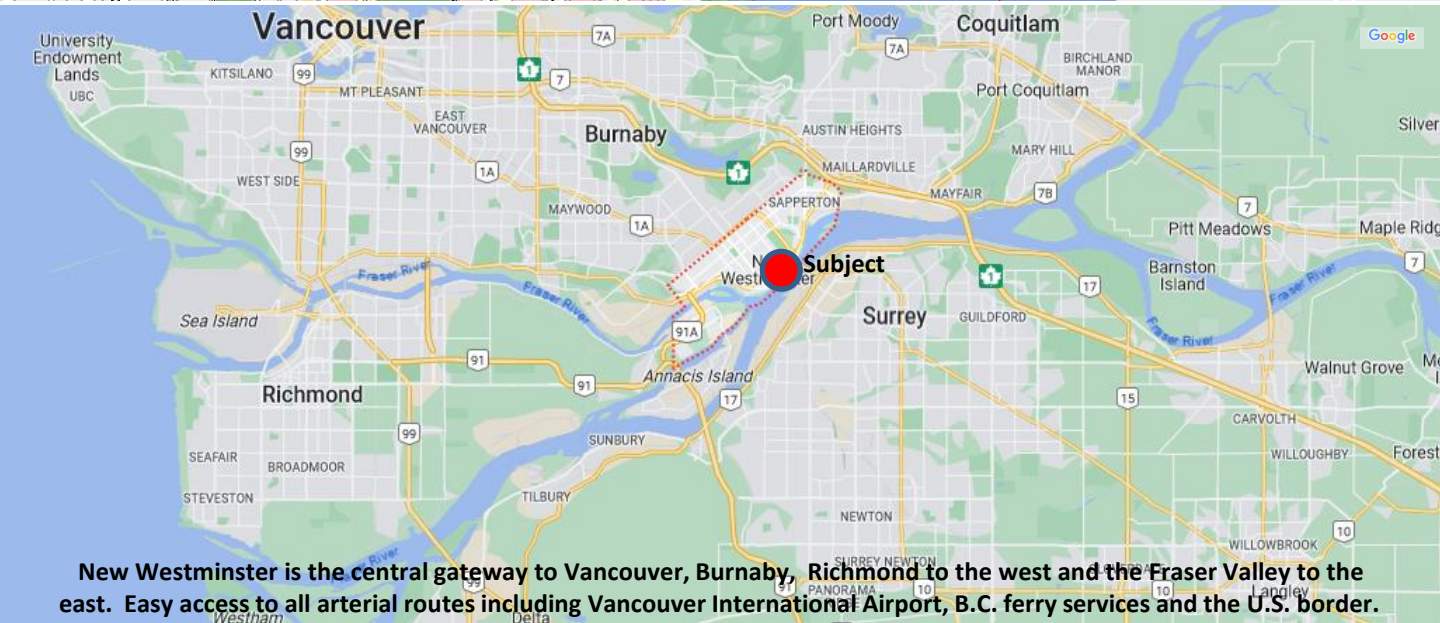
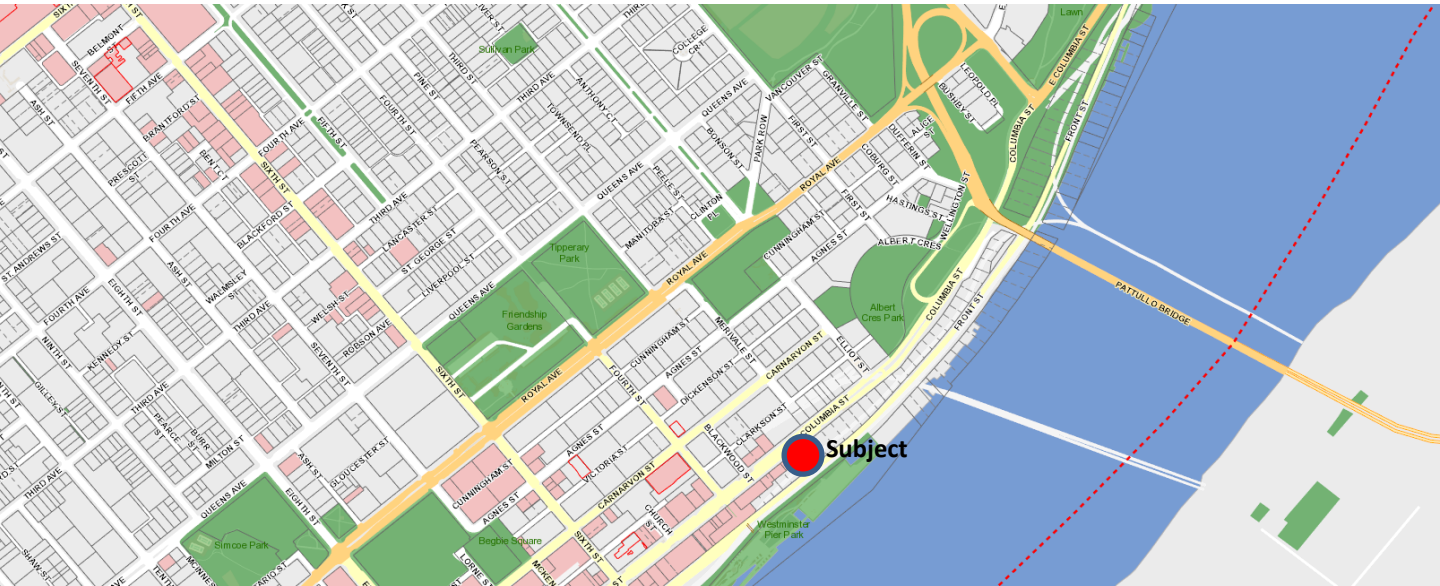


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New Westminster is the central gateway to Vancouver, Burnaby, Richmond to the west and the Fraser Valley to the east. Easy access to all arterial routes including Vancouver International Airport, B.C. ferry services and the U.S. border.

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