

FOR LEASE RETAIL/OFFICE

Main Floor
428 Columbia St.
New Westminster, B.C.



LEASE THIS WELL LOCATED DOWNTOWN NEW WESTMINSTER COMMERCIAL SPACE WITH HIGH FOOT & VEHICULAR TRAFFIC EXPOSURE

*** NOT SUITABLE FOR DAYCARES ***

This approximately 5,362 sq.ft. former yoga studio features a large open dance, yoga or fitness room with wood floors and a mirrored wall. Front entrance has a reception area and desk. The men's and women's change rooms boast multiple showers and a tremendous amount of plumbing including four hot water tanks.

Columbia Street is a high visibility foot and vehicle traffic corridor affording maximum exposure to your business. Transit is easily accessed by foot, SkyTrain is right across the street. There is loads of parking and the building is situated with an adjacent walkway to the City Parkade.

There are plenty of amenities such as the revitalized New Westminster Quay, a variety of financial services, restaurants, retail outlets and theatres. Take your lunch breaks, go for a walk and enjoy the Fraser River views! New Westminster is the central hub to the Lower Mainland and provides easy access to arterial routes.

Don't miss out on this opportunity. Call BILL HAMILTON today!

***Not suitable for daycares**

** Size approximate*

Features

- Main floor 5,362 sq.ft.*
 - Former yoga studio
 - Reception desk
 - Large mirrored open room
 - Change rooms, showers
 - 4 hot water tanks
 - Walking distance to SkyTrain & transit
 - Ample parking City Parkade
 - Close to all amenities
 - Zoned C-8
- *Not suitable for daycares*
** Approximate size*

Grand Central
REALTY

New Westminster retail or office space for rent. 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.

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

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Civic Address	428 Columbia St., New Westminster, B.C. V3L 1B1
Main Floor	5,362 sq.ft.*
Lease Rate	\$24.50 per sq.ft.
Operating Costs (approximate)	\$ 8.10 per sq.ft.
Parking	Walkway next to building to City Parkade + street parking
Zoning	C-8 permits a wide variety of retail and office uses NOT SUITABLE FOR DAYCARES

•Approximate size



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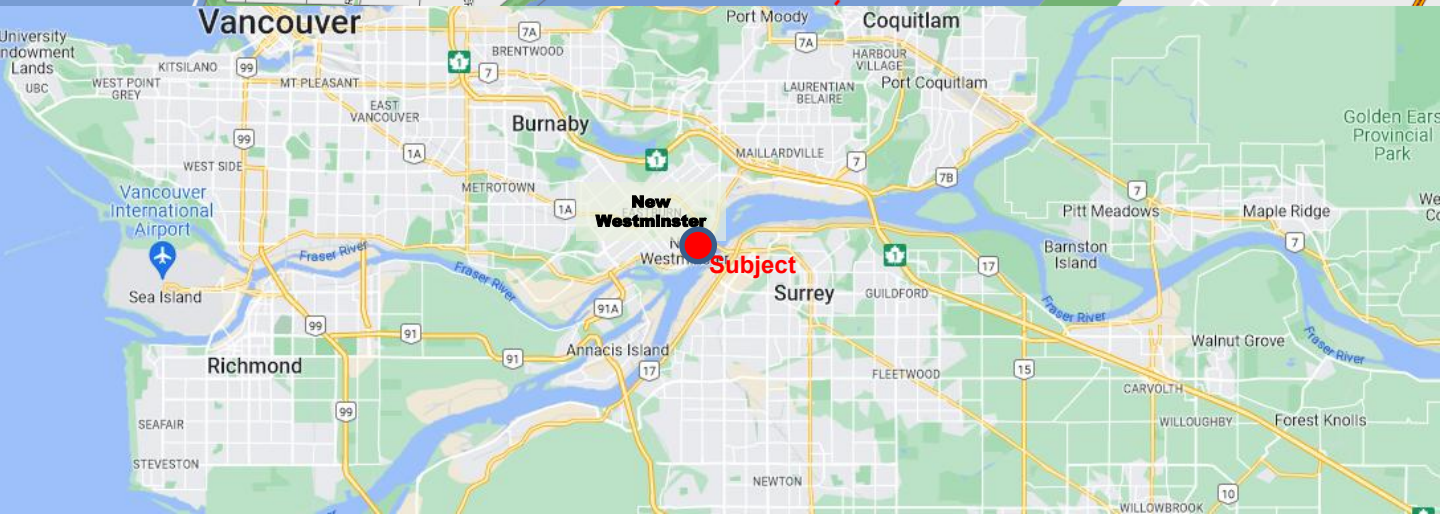
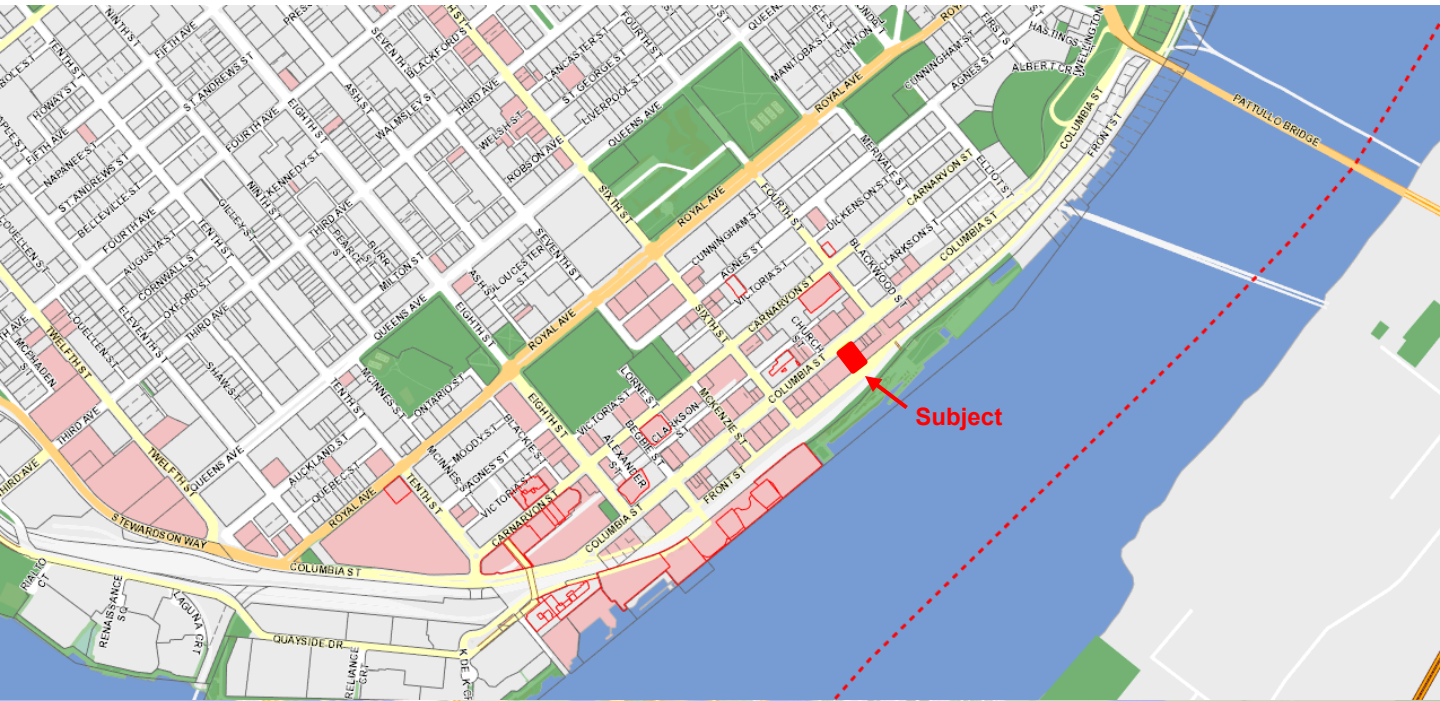
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