

FOR LEASE FIRST FLOOR RETAIL/OFFICE SPACE

QUEENS PARK DISTRICT
#100 – 301 Sixth St.
New Westminster, B.C.



UPTOWN NEW WESTMINSTER BUSINESS CORRIDOR GROUND LEVEL ACCESS - WHEEL CHAIR ACCESSIBLE

Lease this well situated 5,000 sq.ft.* air-conditioned commercial space in desirable Queens Park District in Uptown New Westminster. Features include a kitchen area and three private washrooms. This well-maintained unit is situated on busy Sixth Street with high vehicular and foot traffic counts.

The ten parking spaces to the rear of the building are included with additional street parking available. A transit stop sits right at the corner heading west into the uptown business district. Zoning C-2 Community Commercial Districts provides for a variety of businesses.

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.

Call Bill Hamilton today!

Note: Not suitable for daycares or cannabis dispensaries.

**Approximate size*

Features

- 5,000 sq.ft.* 1st Floor
- Mainly open / 5 private offices + boardroom
- Kitchen area
- 3 private washrooms
- HVAC
- 10 parking spaces included
- On transit routes, quick access to SkyTrain
- Close to all amenities: pubs, retail shopping, banking, restaurants
- Zoning C-2

** Approximate size*

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

Grand Central
REALTY

New Westminster commercial office retail property for lease. 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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Civic Address	#100 – 301 Sixth St., New Westminster, B.C. V3L 3A7
Total Size	5,000 sq.ft.
Lease Rate	\$25.00 per sq.ft. gross
Utilities (estimated)	\$1,200.00 per month for gas, electricity + water
Parking	10 parking spaces to the rear of the building included Street parking is also available
Zoning	C-2 Community Commercial Districts

**Approximate size*



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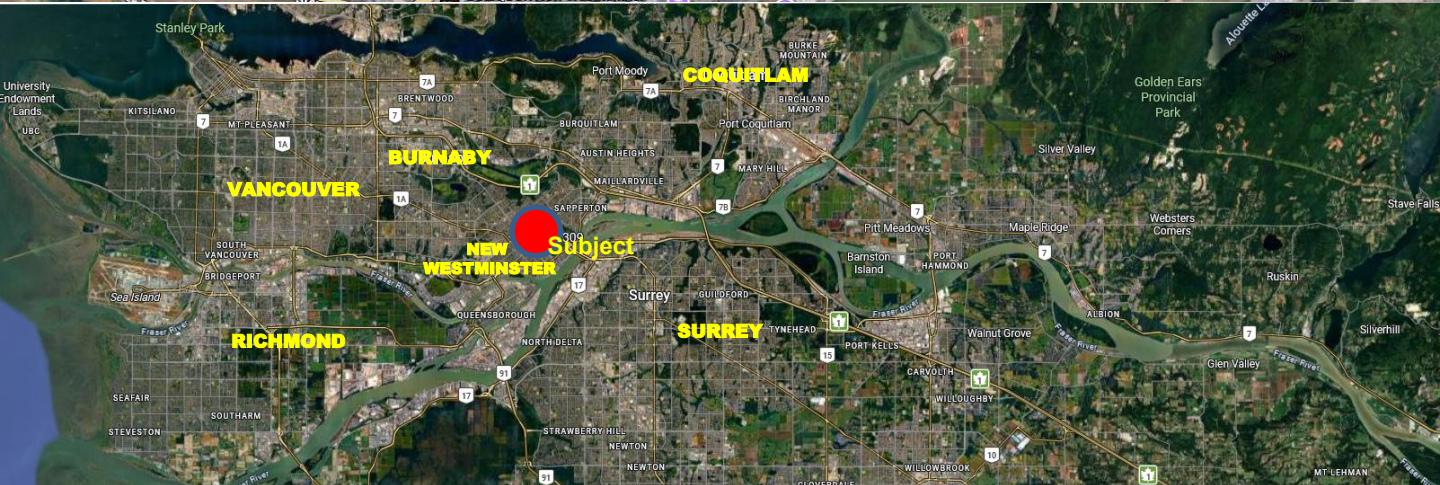
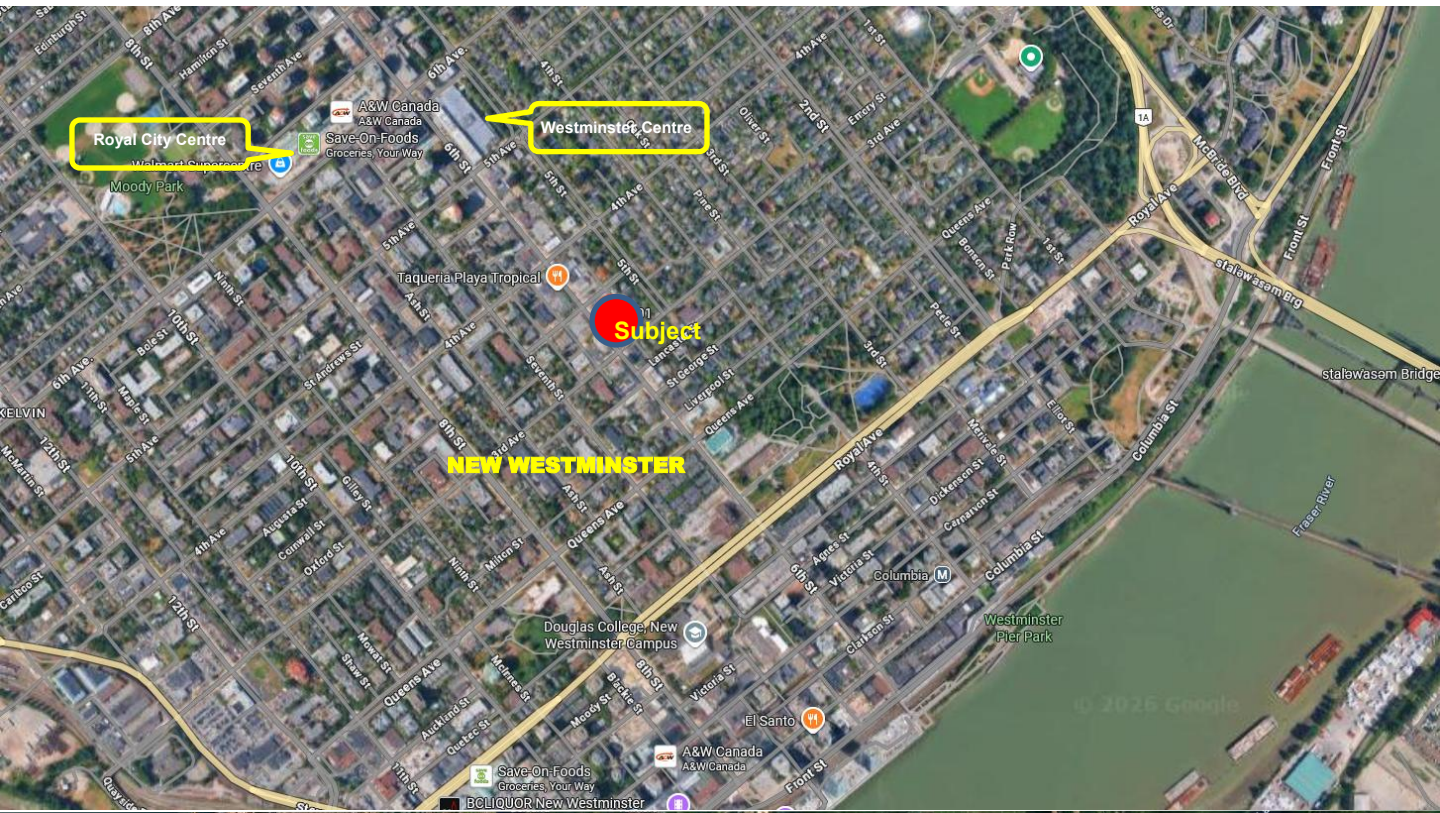
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