

FOR LEASE RETAIL/OFFICE

QUEENS PARK DISTRICT
#201 – 301 Sixth St.
New Westminster, B.C.



UPTOWN NEW WESTMINSTER BUSINESS CORRIDOR

Lease this 2nd floor 3,000 sq.ft.* air-conditioned commercial office or retail space at desirable Queens Park District in Uptown New Westminster. Featuring an open concept layout with kitchen and 2 washrooms *plus* a 600 sq.ft.* sundeck to enjoy breaks on. This well-maintained space is situated on bustling Sixth Street boasting high vehicular and foot traffic.

The seven parking spaces to the rear of the building are included with additional street parking available. 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

- **3,000 sq.ft.* 2nd Floor**
- **600 sq.ft.* sundeck**
- **Open concept layout**
- **Kitchen**
- **2 washrooms**
- **HVAC**
- **7 parking spaces included**
- **On transit routes, quick access to SkyTrain**
- **Close to all amenities: pubs, shopping, banking, restaurants**
- **Zoning C-2**

** Approximate size*

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

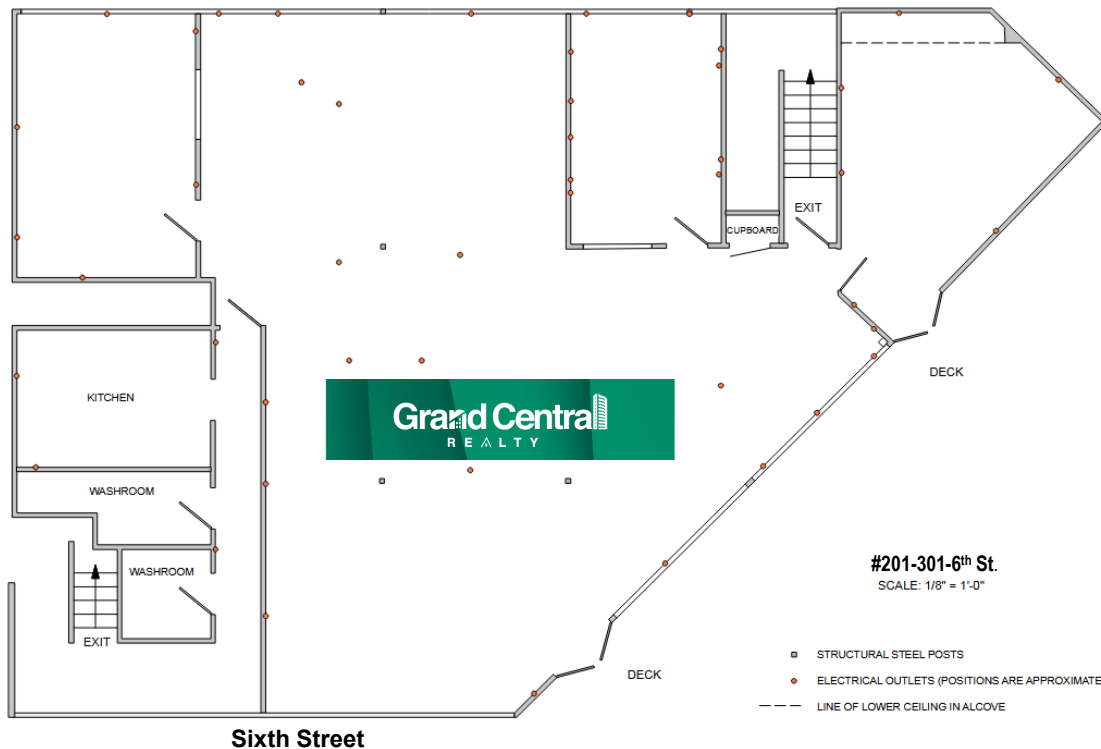
New Westminster commercial office retail property for lease. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase 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	#201 – 301 Sixth St., New Westminster, B.C. V3L 3A7
Total Size	3,000 sq.ft.* + 600 sq.ft.* sundeck
Lease Rate	\$6,250.00 per month gross. Tenant responsible for tax increase calculated on increase over the base year. Gas, electricity and water estimated at \$725.00 per month based on previous year amounts.
Parking	7 parking spaces to the rear of the building included. Street parking is also available.
Zoning	C-2 Community Commercial Districts

**Approximate size*



600 sq.ft.* sundeck
*(*Approximate size)*



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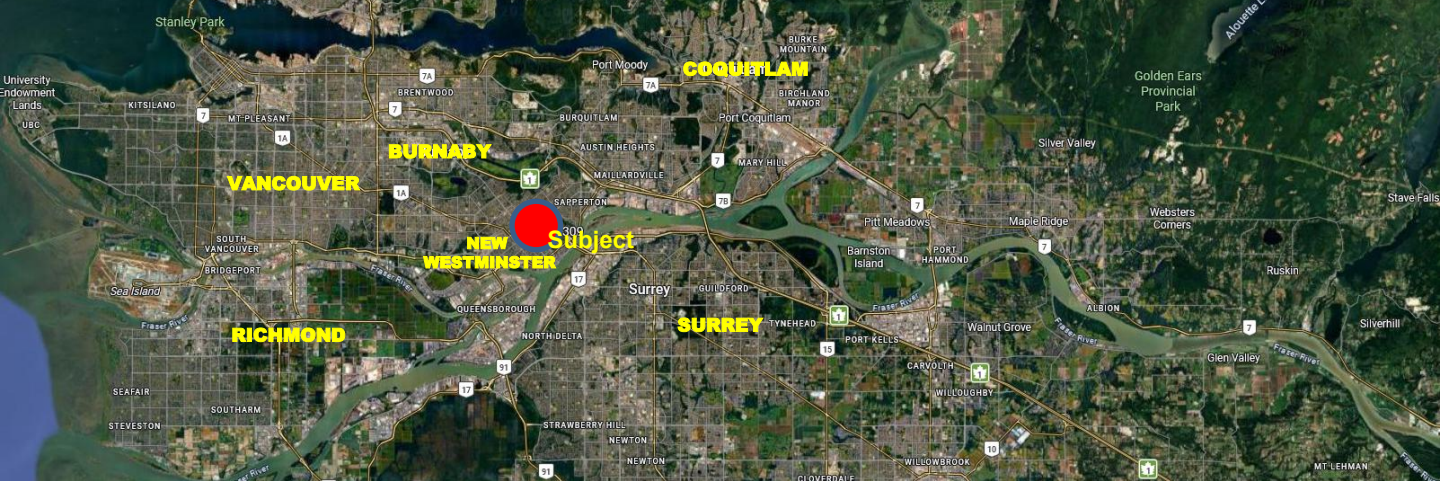
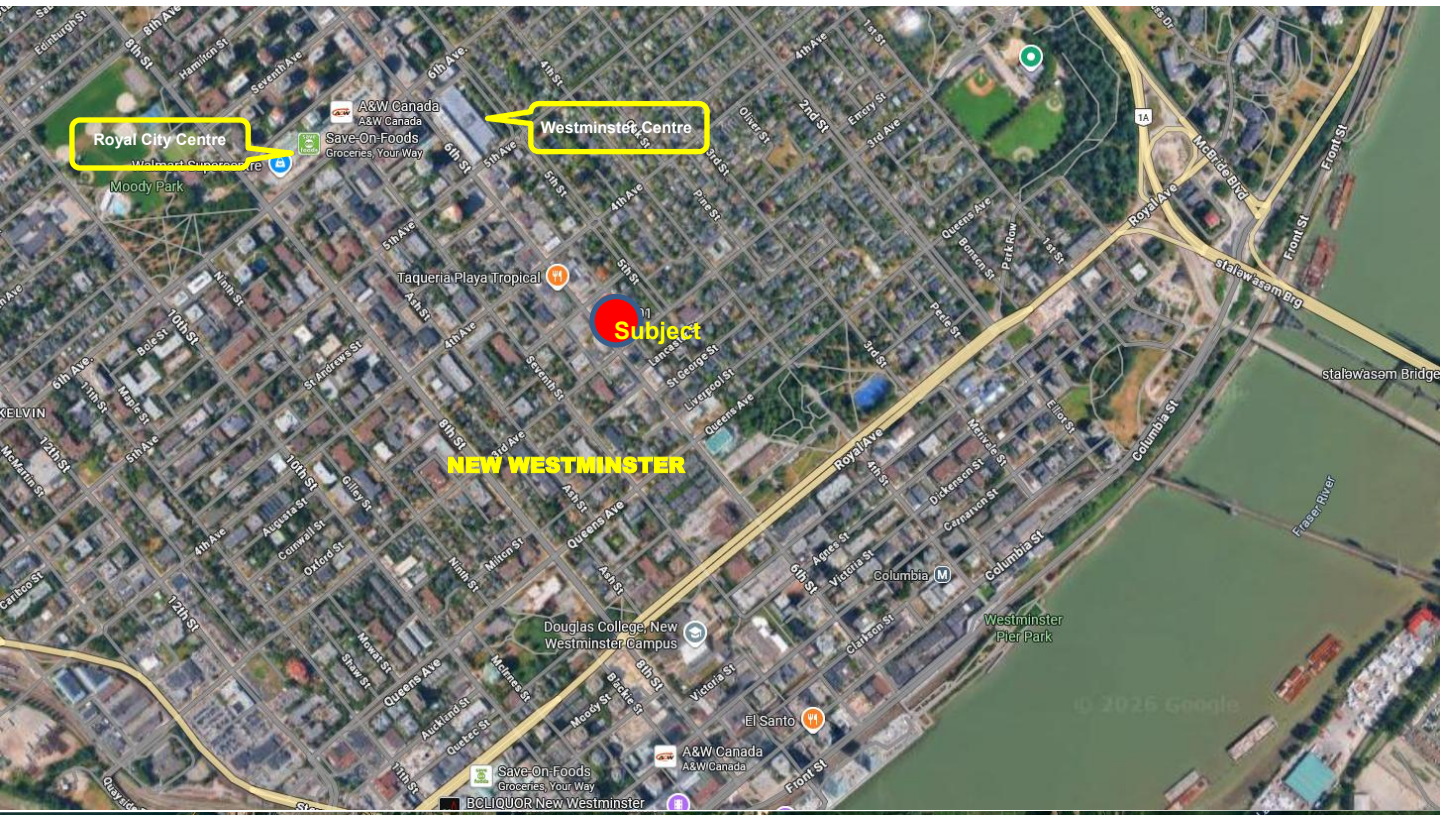
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