

**FOR LEASE
GROUND FLOOR
RETAIL/OFFICE**

**DOWNTOWN NEW WESTMINSTER
511 Columbia St.,
New Westminister, B.C.**



**GROUND LEVEL DOWNTOWN NEW WESTMINSTER
DANCE, FITNESS, MARTIAL ARTS, YOGA & LARGE ASSEMBLY USE**

This ballet academy space is available July 1st. Featuring three large rooms with high ceilings, front office, kitchen/lunchroom, storage room, 2 private washrooms, change rooms and 2 parking spots to the side of the building. This well lit unit leaves plenty of room for your business with a convenient downtown New Westminister location.

Nearby Westminister Pier Park is perfect for lunch time breaks. Situated in the midst of vibrant Historic New Westminister with restaurants, Anvil Centre, Westminister Quay, high rises and all amenities including shopping, restaurants and pubs all within walking distance. Both the Columbia SkyTrain and Westminister Station are close by. Street parking and a public parkade are available.

New Westminister 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!

(Sorry, no cannabis dispensaries or daycares)

Grand Central
REALTY

New Westminister retail/office 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.

Features

- Available July 1, 2025
- Size: 3,483 sq.ft.*
- Front office
- 3 dance rooms w/high ceilings
- Kitchen/lunchroom
- Change rooms
- 2 private washrooms
- Storage room
- 2 parking spaces
- Public parkade & street parking
- High foot & traffic exposure
- Near 2 SkyTrain stations and on transit routes
- Zoning C-8 Commercial

* 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



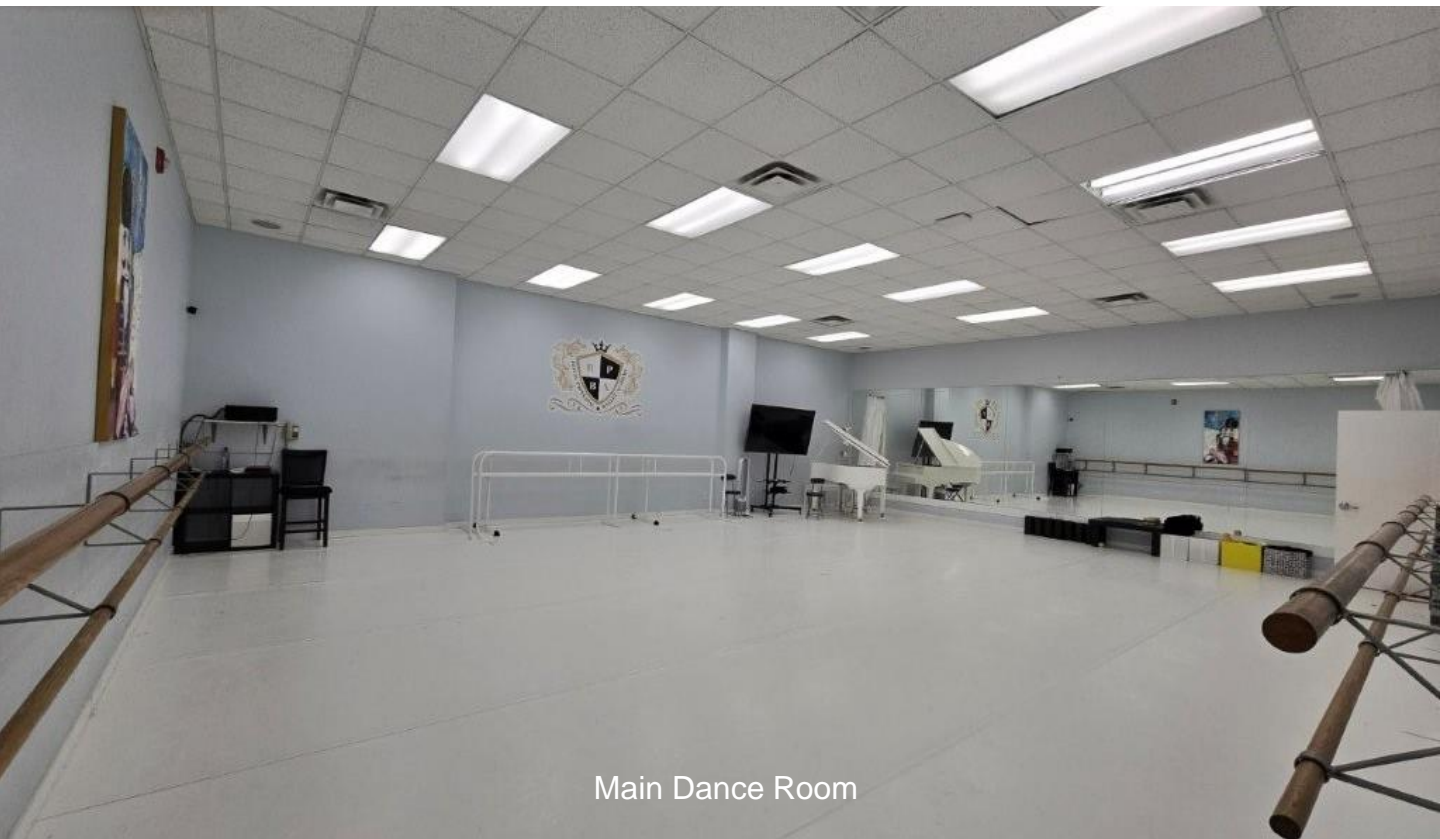
FOR LEASE

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RETAIL/OFFICE

DOWNTOWN NEW WESTMINSTER
511 Columbia St.,
New Westminster, B.C.

Civic Address	Ground Floor 511 Columbia St., New Westminster, B.C. V3L 1B2
Unit Size	3,483 sq.ft.*
Lease Rate	\$39.00 PSF gross
Parking	Two assigned parking spots to the side of the building and available City parkade and street parking.
Zoning	C-8 Commercial
<i>•Approximate size</i>	



Main Dance Room

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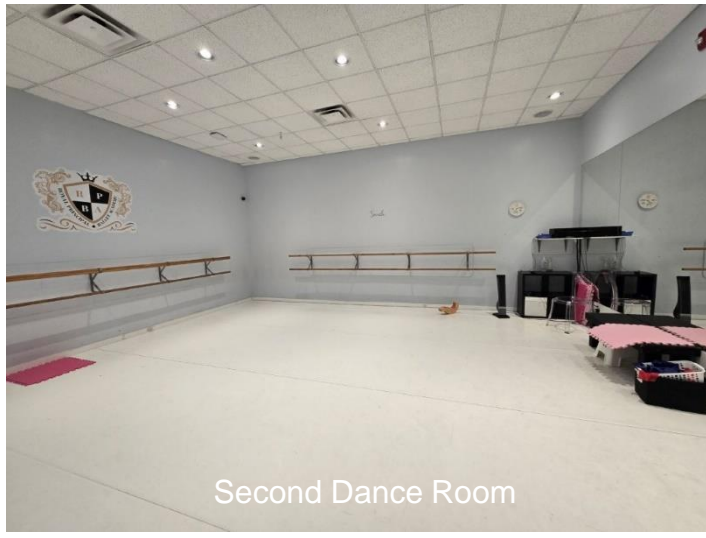
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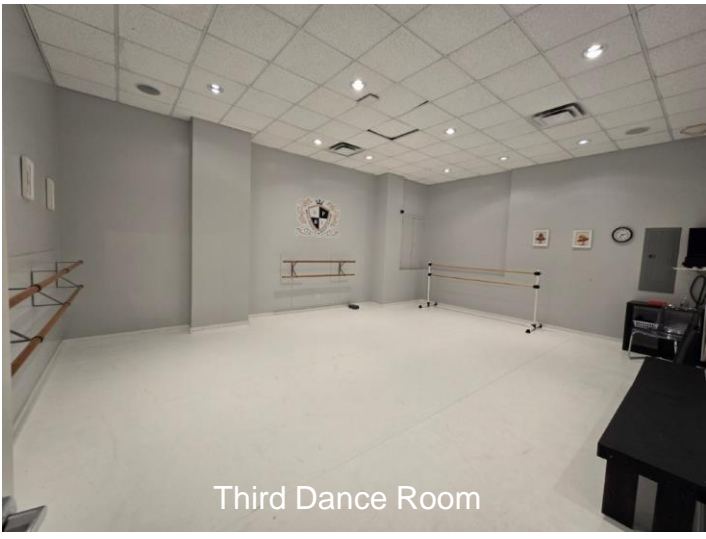
Front Entrance/Reception



Second Dance Room



Kitchen/Lunchroom



Third Dance Room



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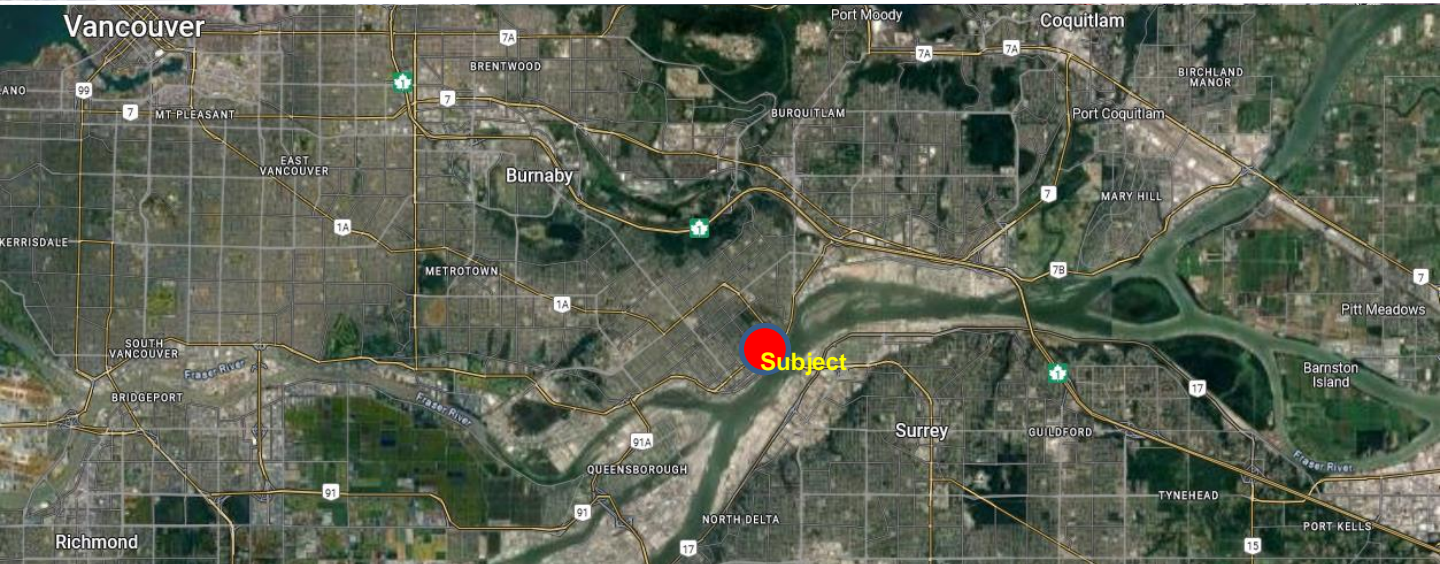


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