

FOR SALE

INCOME EARNER/ HOLDING PROPERTY

UPTOWN NEW WESTMINSTER
423 Sixth St.
New Westminister, B.C.

PRICED BELOW LAND ASSESSED VALUE

FABULOUS OPPORTUNITY! – PRIME NEW WEST REAL ESTATE FREE STANDING INCOME EARNER / HOLDING PROPERTY

Hold or develop this rare opportunity situated in Uptown New Westminister on Sixth Street bordering Queens Park.

Five suites and a cap rate of 4+% with opportunity to increase income and return. Contact the listing agents for further information.

The five self-contained suite mix includes 1 studio, 1 one bedroom, 2 two bedrooms and a two bedroom and den. Strong rental demand will keep these suites occupied. This is a great location close to all Uptown New Westminister services and amenities.

Call Bill Hamilton or Randy Book today for details!

****PLEASE DO NOT WALK THROUGH PROPERTY OR DISTURB RESIDENTS****

Features

- **BELOW ASSESSMENT WITH STRONG INCOME**
- **Cap rate 4+%**
- **Building size 4,747 sq.ft.* on three levels**
- **Land Size 9,801 sq.ft. /0.23 acres**
- **Five self-contained suites**
- **Basement/garage potential rental income**
- **Roof 1 year old, maintained boiler**
- **Parking for 5 vehicles to the back**
- **Strong rental demand**
- **Walking distance to all amenities, shopping, banking, restaurants, pubs, parks**
- **Zoned C-2**

**(source: BC Assessment)*

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

Contact

RANDY BOOK, Associate Broker

778-886-4676

rbookhomes@gmail.com

randybook.ca

Grand Central Realty

3700 N Fraser Way, #230

Burnaby, B.C. V5J 5H4

New Westminister commercial 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.

FOR SALE

INCOME EARNER/ HOLDING PROPERTY

UPTOWN NEW WESTMINSTER
423 Sixth St.
New Westminster, B.C.

Civic Address	423 Sixth Street, New Westminster, B.C. V3L 3B1
Legals	PID: 008-451-613; Plan NWP2620, Lot 1, New West District, Plan NWP2620 Suburban Block 7, of Lot 27.
Land Size	9,801 sq.ft. /0.23 acres
Building Size	4,747 sq.ft.* on three levels
Suite Mix	5 self-contained suites include 1 studio, 1 one bedroom, 2 two bedrooms and 1 two bedroom and den. <i>(Other potential rental opportunity – contact listing agents)</i>
Cap Rate	4+%
Parking	5 spots to the rear
Zoning	C-2

Contact listing agents for details

~~SALE PRICE \$2,998,000~~ **NEW PRICE: \$2,888,000**
(priced below land assessed value)

*(source: BC Assessment)

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



Contact

RANDY BOOK, Associate Broker
778-886-4676
rbookhomes@gmail.com
randybook.ca
Grand Central Realty
3700 N Fraser Way, #230
Burnaby, B.C. V5J 5H4

Grand Central
REALTY

FOR SALE

INCOME EARNER/ HOLDING PROPERTY

UPTOWN NEW WESTMINSTER
423 Sixth St.
New Westminister, B.C.



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



Contact

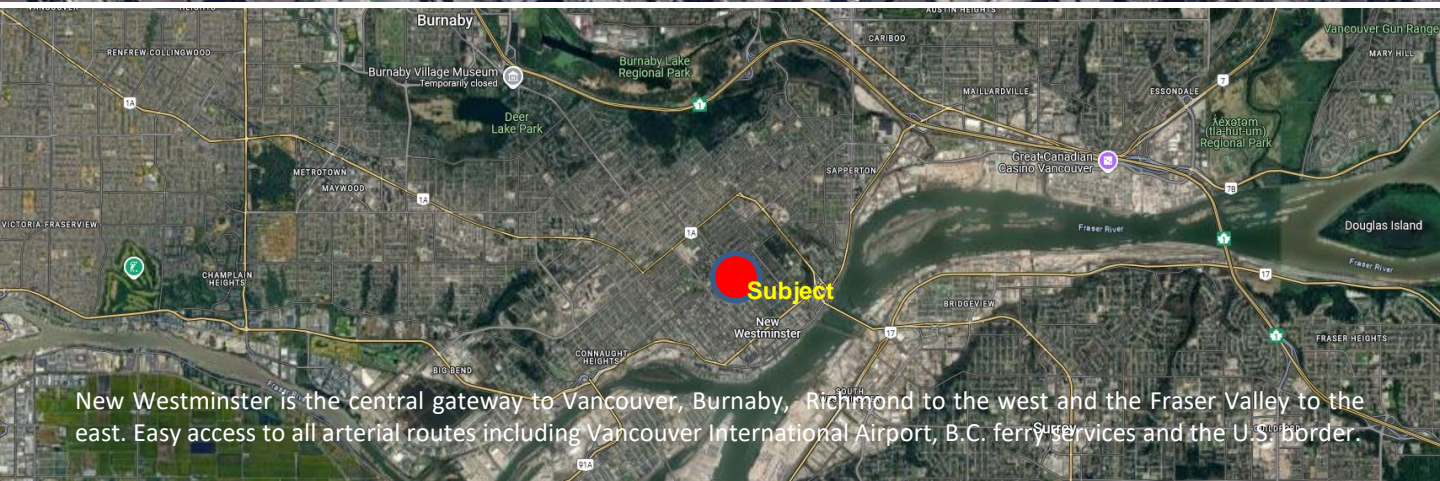
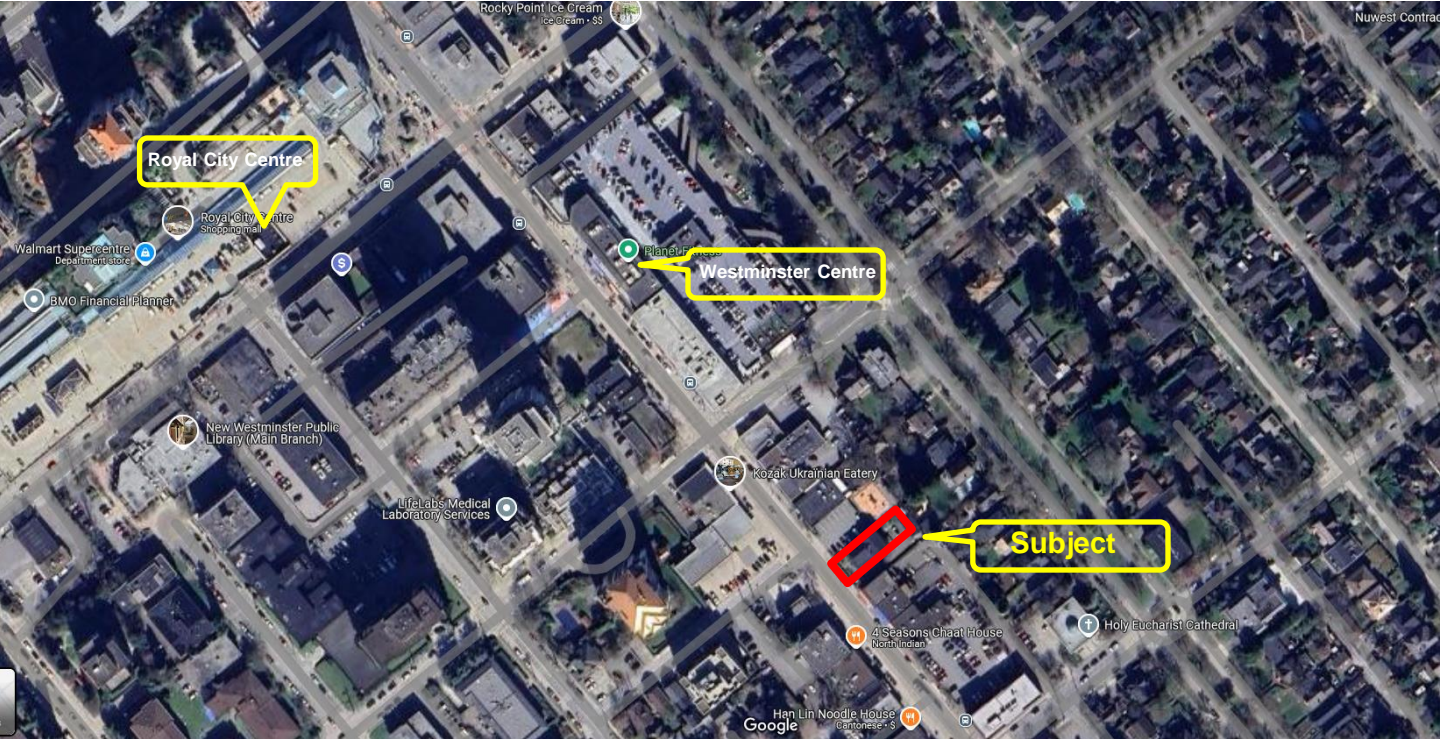
RANDY BOOK, Associate Broker
778-886-4676
rbookhomes@gmail.com
randybook.ca
Grand Central Realty
3700 N Fraser Way, #230
Burnaby, B.C. V5J 5H4

New Westminister commercial 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.

FOR SALE

INCOME EARNER/ HOLDING PROPERTY

UPTOWN NEW WESTMINSTER
423 Sixth St.
New Westminster, B.C.



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.

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



Contact

RANDY BOOK, Associate Broker
778-886-4676
rbookhomes@gmail.com
randybook.ca
Grand Central Realty
3700 N Fraser Way, #230
Burnaby, B.C. V5J 5H4

New Westminster commercial 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.