

**FOR SALE**  
**INCOME EARNER/  
HOLDING PROPERTY**

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

**PRICE REDUCTION!!**

**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 leading into Burnaby.

Five extra large 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, 3 one bedroom and 1 two bedroom with beautiful hardwood floors. 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\*\***

**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

**Features**

- Excellent revenue earner/holding property
- Cap rate 4+%
- Building size 4,747 sq.ft.\* on three levels
- Land Size 9,801 sq.ft. /0.23 acres
- Five large self-contained suites
- Other potential rental opportunity
- Roof 1 year old, maintained boiler
- Well kept solid building with hardwood floors
- 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**

**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.

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

Contact listing agents for details

~~SALE PRICE \$2,998,000~~ **NEW PRICE: \$2,948,000**

\*(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

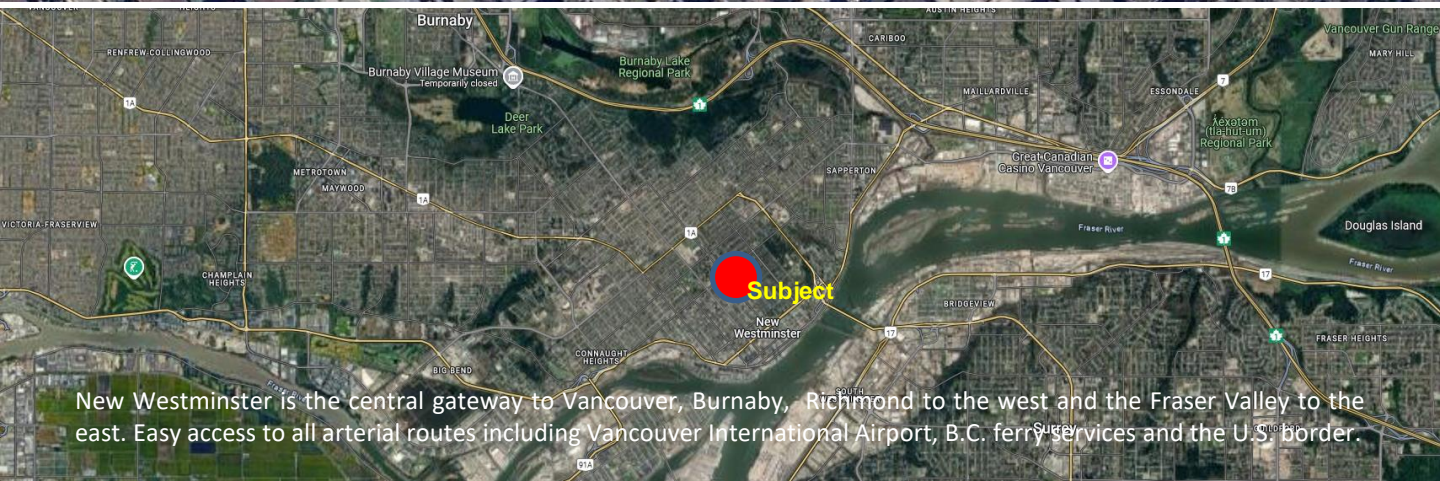
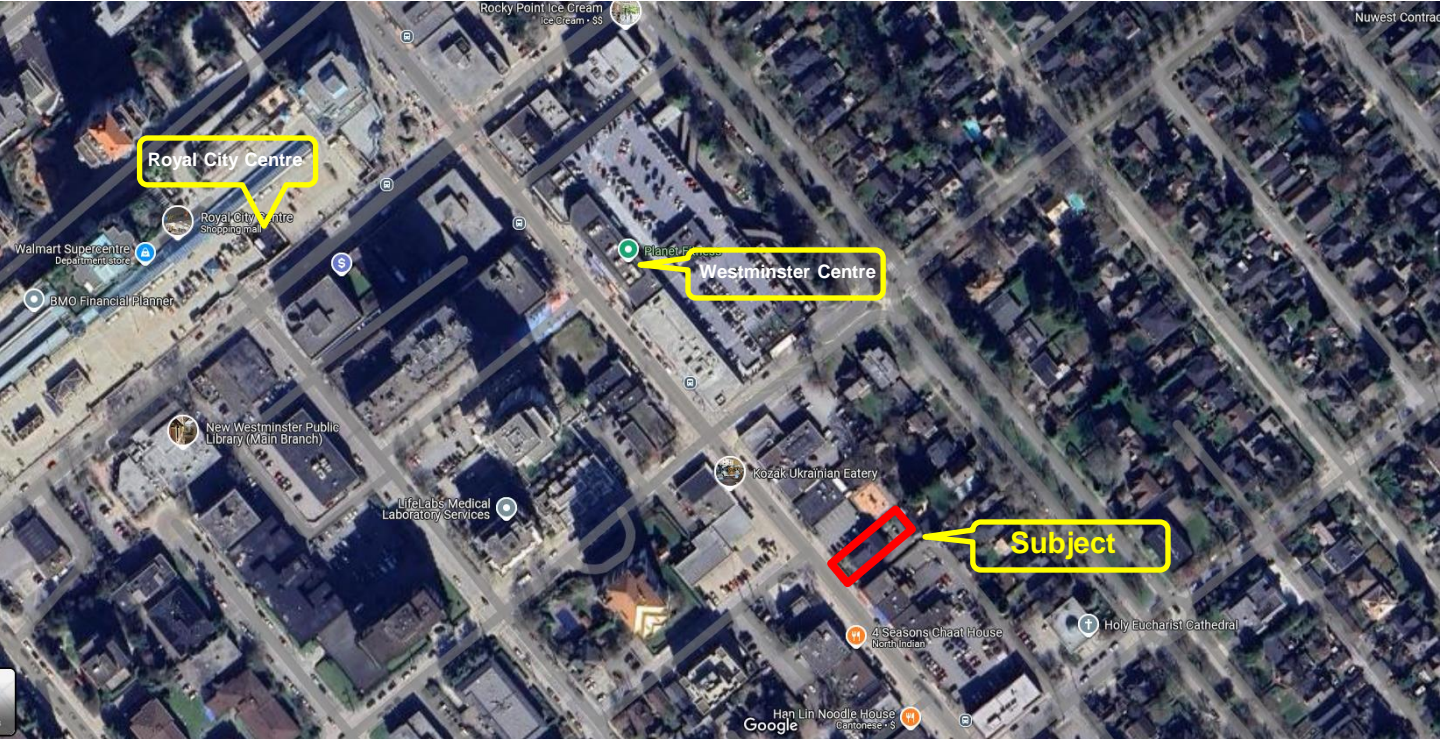
**RANDY BOOK, Associate Broker**  
778-886-4676  
rbookhomes@gmail.com  
randybook.ca  
Grand Central Realty  
3700 N Fraser Way, #230  
Burnaby, B.C. V5J 5H4

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.