

FOR SALE FULL FLOOR STRATA W/VIEW

Historic Westminster Building
3rd Floor 713 Columbia St.
New Westminster, B.C.

PRICE REDUCED!!
\$499 PSF

Features

- 3rd floor 7,592 sq.ft. *
- Floor divided into 4 units
- Windows on 3 sides
- Abundant natural light
- Air conditioned
- Fibre optics/High speed internet
- Building serviced by 2 elevators (recently replaced)
- Energy efficient lighting
- Back half of building recently updated
- City views
- Walking distance to SkyTrain & transit
- City parkade & street parking
- Close to Westminster Quay, Anvil Centre
- Zoned C-8

* Approximate size

RARE OPPORTUNITY PRIME DOWNTOWN LOCATION

This well maintained full floor office strata with views of the city is located right on Columbia Street in Downtown New Westminster. The third floor is divided into 4 units which are currently leased to short term tenants so the property can be for an investor or user. Total size approximately 7,592 sq.ft. Back half of the building recently gutted and updated, 2 elevators also recently replaced.

Historic Westminster Building is New Westminster's first 'skyscraper' built in 1912. There are plenty of amenities such as the revitalized New Westminster Quay, a variety of financial services, restaurants, retail outlets and theatres. Take your lunch breaks, go for a walk and enjoy the Fraser River views! New Westminster is the central hub to the Lower Mainland and provides easy access to arterial routes.

Call Bill Hamilton today!

(Sorry, no cannabis dispensaries)

Grand Central
REALTY

New Westminster Office Space 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.

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 SALE

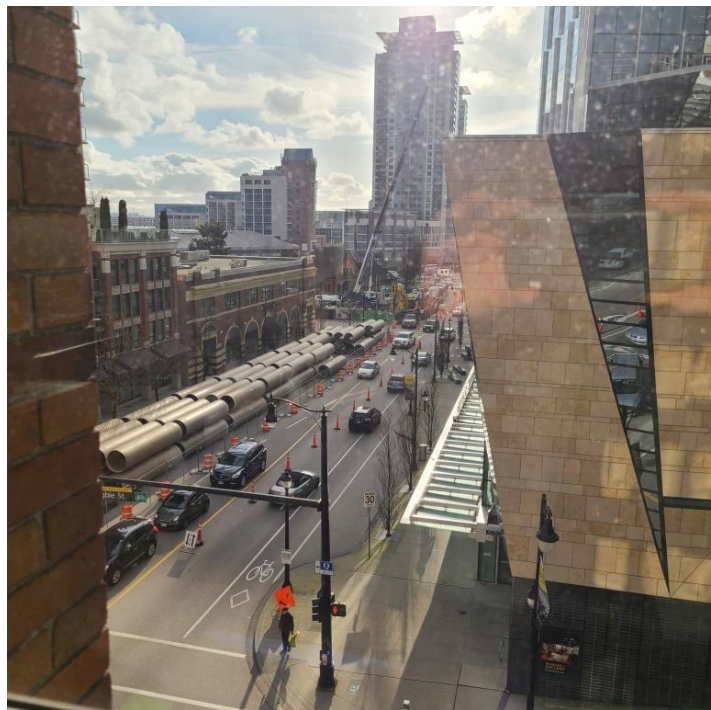
FULL FLOOR STRATA

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|-------------------------|---|
| Civic Address | 3rd Floor - 713 Columbia St., New Westminster, B.C. V3M 1B2 |
| Size | 7,592 sq.ft.* currently divided into 4 units |
| Legals | PID: 002-329-573; SL 4, Block 13, Plan NWS2124, Group 1, New Westminster Land District 36 |
| Gross Taxes 2023 | \$32,274.28 per annum |
| Strata Fee | \$4,216.44 plus GST per month |
| Zoning | C-8 Permits a wide variety of retail and office uses |

REDUCED SALE PRICE: \$3,788,800



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