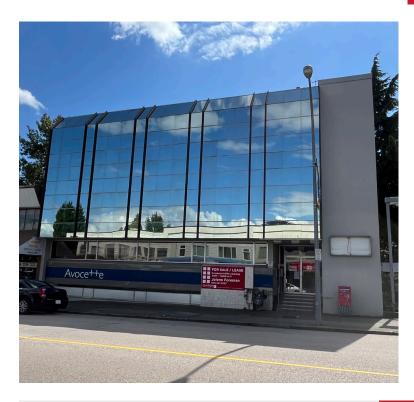
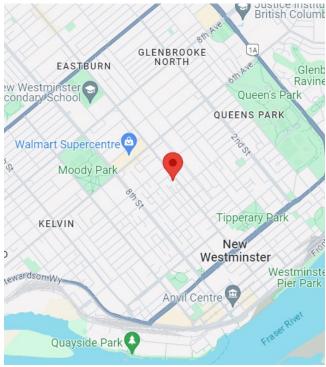
# **FOR SALE**

422 Sixth Street, New Westminster

# **GREAT OFFICE OPPORTUNITY**

IN THE HEART OF NEW WEST





#### **ABOUT PROPERTY**

Custom Realty is please to present an ideal investment/owner user opportunity to Purchase 100% interest in 422 Sixth Street in the heart of New Westminster.

This well maintained, four-story office building spans 15,416 square feet. It offers the potential for an owner-occupier to take over the building, to lease it to other tenants or redevelop it. Situated centrally in the Uptown neighbourhood, the property presents numerous possibilities.

#### **PROPERTY DETAILS**

**Legal Description:** LOT 50, SUB BLOCK 7, PLAN NWP56671, NEW WESTMINSTER

LAND DISTRICT **PID:** 005-467-004 **Year Built:** 1962

Land Size: 13591 sq.ft.

**Building Stories:** 3 floors plus basement

**Gross leasable area:** 15,860

Asking price: Contact agent for details

Zoning: C-3(C-3A)

Parking: Up to 28 Stalls



# **JOLENE FOREMAN**

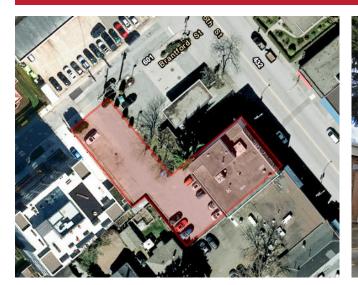
leasing@custom-realty.ca | 604.307.6597 | www.custom-realty.ca

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### **PROJECT HIGHLIGHTS**

- Walk Score of 94, walking distance to SkyTrain, serviced by major bus routes and excellent amenities in the area.
- Well maintained property.
- Lots of light in each floor including part of the basement.
- Investment potential.
- · Kitchenette in each floor.
- Bright and big open spaces.
- Passenger elevator.
- Lots of parking.

- Many restaurants, banks, and other amenities within walking distance including the Royal City Center shopping mall and Westminster Centre mall.
- Have control by the corner lot future development with the current layout of the space.







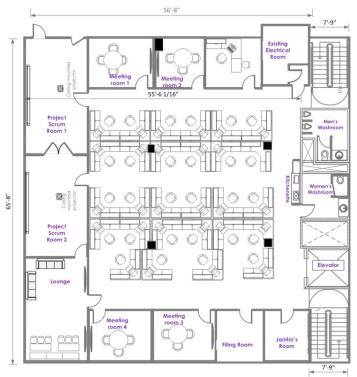


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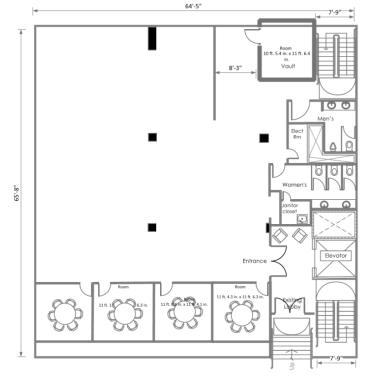
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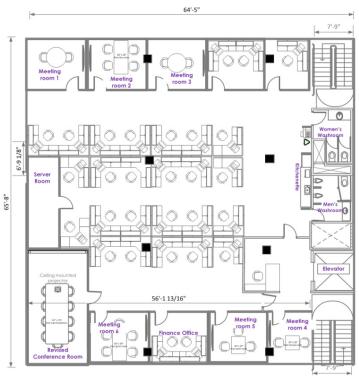
#### **FLOOR PLANS**



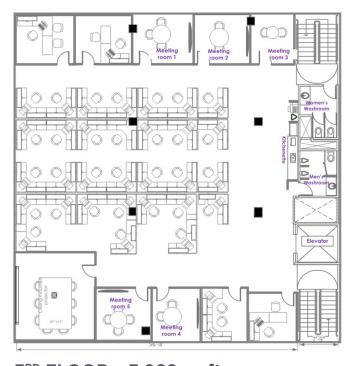
BASEMENT - 3,864 sq.ft.



1st FLOOR - 3,816 sq.ft. (CURRENTLY LEASED)



2<sup>ND</sup> FLOOR - 3,868 sq.ft.



3<sup>RD</sup> FLOOR - 3,868 sq.ft.



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