

NAI APARTMENTS

NAICommercial



FOR SALE

325

ASH STREET

New Westminster, BC

27-Unit Apartment Building on Large 20,797 SF Lot

TERRY HARDING

Senior Vice President
604 691 6615
tharding@naicommercial.ca

JACKSON TANG*

Senior Vice President
604 691 6680
jtang@naicommercial.ca
國語, 廣東話, 福建話查詢

TAYLOR DURHAM

Senior Associate
604 691 6656
tdurham@naicommercial.ca

*Personal Real Estate Corporation



ROYAL CITY CENTRE (8-min walk)

- Save-On-Foods
- Walmart Pharmacy
- Anytime Fitness
- A&W
- Freshslice Pizza
- BMO Bank
- Shoppers Drug Mart
- Dollarama
- Kin's Farm Market
- White Spot
- Winners
- Blenz

WESTMINSTER CENTRE (9-min walk)

- London Drugs
- Starbucks
- TD Canada Trust
- Vancity
- Planet Fitness
- McDonald's
- Subway
- Pizza Pizza
- The Chopped Leaf

MOODY PARK & OUTDOOR POOL

EIGHTH ST

FOURTH AVE

325 ASH

ASH ST

NEW WESTMINSTER STATION (13-min walk)

SEVENTH ST

ALONG SIXTH ST

- Kozak Ukrainian Eatery
- 4 Seasons Chaat House
- Artusi
- Sixth Street Grill
- Han Lin Noodle House
- Taqueria Playa Tropical
- The River's Reach Pub
- Fruitticana
- The Old Bavaria Haus

SIXTH ST

Property Overview

NAI Apartments is pleased to offer the opportunity to acquire a 27-unit apartment building.

Summarized Rent Roll

Average Rents:

Bachelor	\$748/month
1-Bedroom	\$952/month
2-Bedroom	\$1,197/month

Annual Income:

Net Operating Income	\$202,067
----------------------	-----------

 **Request access to the data room for rent roll**

Investment Highlights and Building Upgrades



Amenity-Rich Location
close restaurants, shopping and groceries



Recent Improvements
Upgraded elevator, newer furnace, water tanks, carpets and balconies

Salient Details

Legal Description:	Lots 2 to 4 of Lot 34 Suburban Block 6 Plan 2620	
PID:	003-721-060, 003-721-078, 003-721-094	
Lot Size:	20,790 SF (157.5' x 132')	
Zoning:	RM-2	
Year Built:	1967	
Property Taxes:	\$20,638 (2023)	
Suite Mix:	Bachelor	3
	1-Bedroom	15
	2-Bedroom	9
	Total	27
Parking:	26 stalls	
Price:	\$7,150,000 \$6,980,000	

NAIAPARTMENTS.CA





TERRY HARDING
Senior Vice President
604 691 6615
tharding@naicommercial.ca

JACKSON TANG*
Senior Vice President
604 691 6680
jtang@naicommercial.ca
國語, 廣東話, 福建話查詢

TAYLOR DURHAM
Senior Associate
604 691 6656
tdurham@naicommercial.ca

*Personal Real Estate Corporation

NAI Commercial

1075 West Georgia St, Suite 1300, Vancouver, BC V6E 3C9 | NAIApartments.ca

© 2024 NAI Commercial (BC) Ltd. All Rights Reserved.

This document contains information available to the public and NAI Commercial accepts no responsibility if this should prove not to be the case. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein. The same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawals without notice.