

For Sale

Owner-User or Investor Opportunity

7,330 SF Former Uptown HSBC Bank Building

21 At-Grade Parking on a Large 12,452 SF Corner Site

504 6th Street 'Uptown', New Westminster, BC



Contact

Maureen Mounzer

Personal Real Estate Corporation

Vice President

Commercial Sales & Leasing

maureen.mounzer@cbre.com

604 669 1466

Robert Veerman

Personal Real Estate Corporation

Senior Sales Associate

Investment & Development Properties

robert.veerman@cbre.com

604 662 5139

CBRE

504 6th Street 'Uptown'

New Westminster, BC

Rare Owner-User Opportunity

High-profile corner location in the heart of 'Uptown' New Westminster.

Located next to the affluent Queens Park neighbourhood, the property presents an exceptional opportunity for an owner-user, offering both immediate usability and future redevelopment upside.



Salient Facts

Address

504 6th Street, New Westminster, BC

Site Area

12,452 SF

Current Improvements

8 offices, lunchroom, 2 washrooms, open areas

Parking

21 stalls, with direct access off 5th Avenue

C3 Zoning

Permits animal hospital, antique stores, banks, child care, commercial schools, dental, medical, professional services, retail

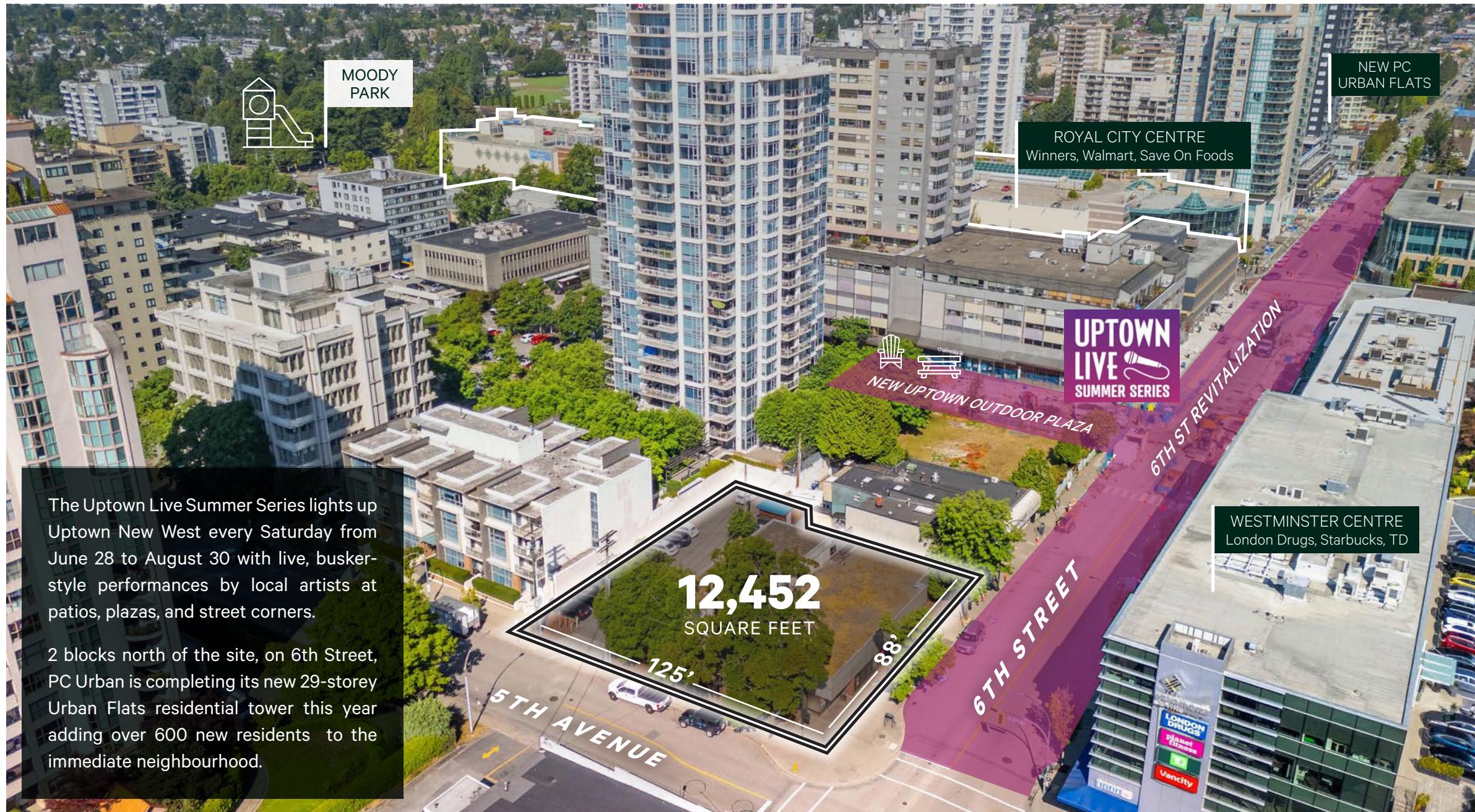
OCP

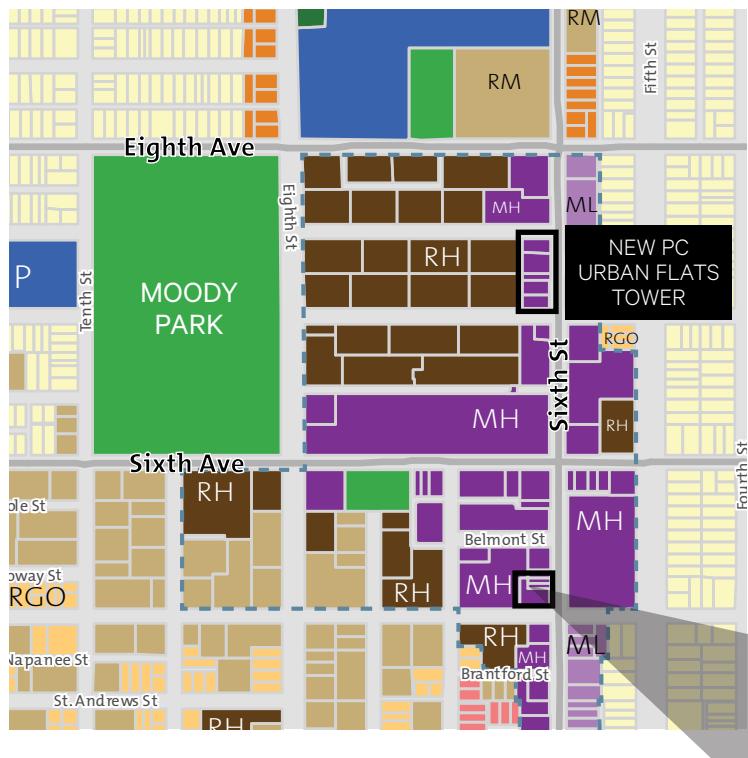
Mixed-Use, High-rise
Up to 5.0 FAR



List Price

\$7,995,000

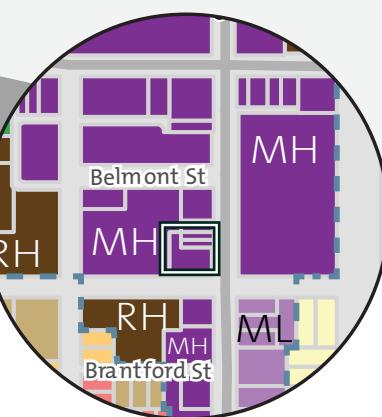




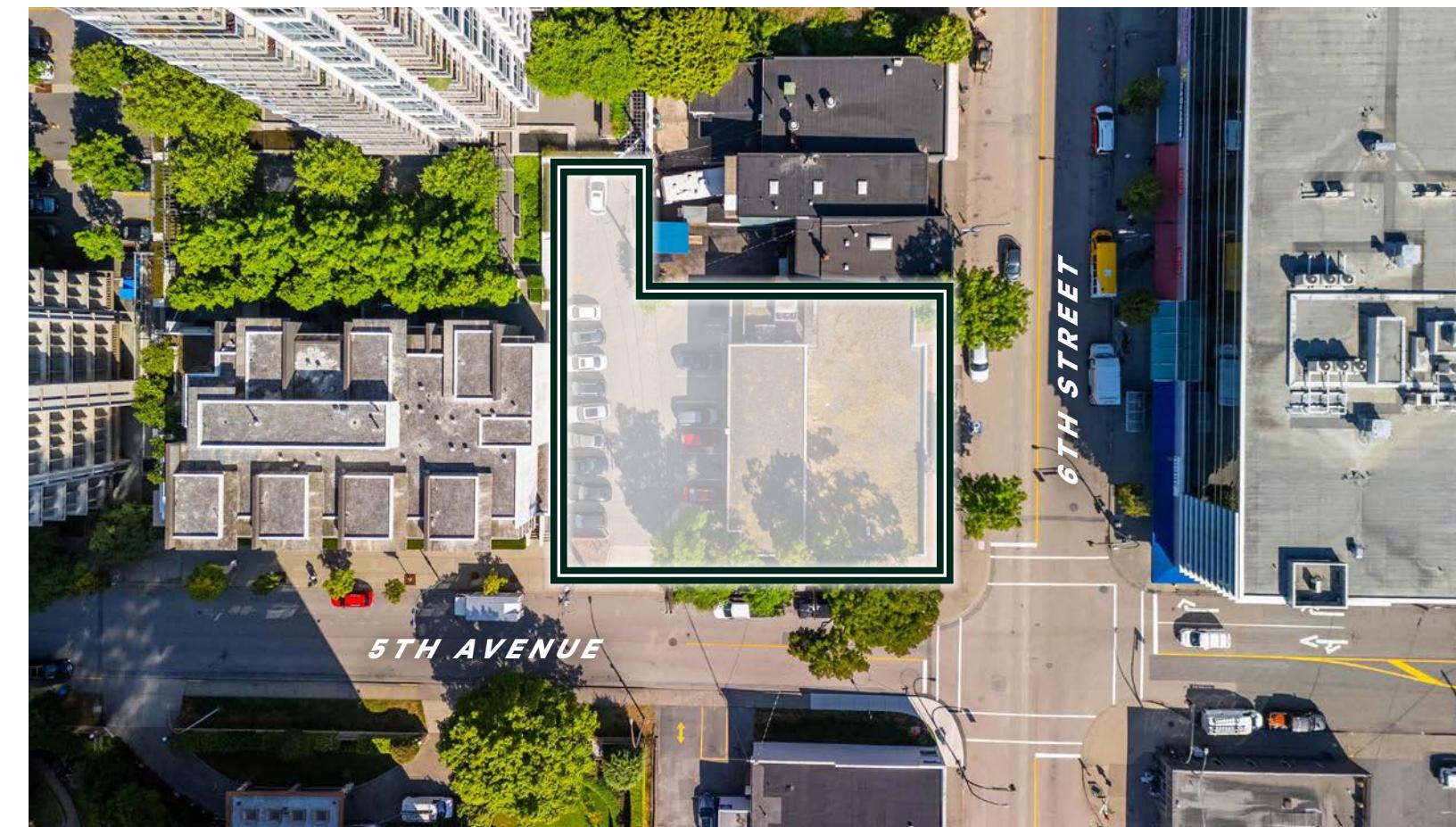
Land Use Map

Under the New Westminster Official Community Plan, 504 6th Street is designated (MH) Mixed-Use – High-Rise.

Most recently, **PC Urban** completed their Urban Flats development, a 29-storey, 338 home rental tower at 616-640 6th Street under the same (MH) Mixed-Use – High-Rise designation.



SOURCE: New Westminster OCP



Discover the potential of a landmark location in the heart of Uptown New Westminster!

'New Westminster ranked 18 out of 100 for Canada's most liveable cities.' - The Globe and Mail

Prime Uptown New Westminster corner property: A high-profile, freestanding building offering exceptional visibility in a thriving area. Ideal for owner-users, perfect for medical, dental, daycare, real estate office, or retail store with convenient onsite parking.

Zoned for mid-rise development, this strategically located asset boasts future potential adjacent to the affluent neighbourhood of Queens Park, and surrounded by established businesses including TD Bank, Starbucks, London Drugs, Winners, Walmart, Save On Foods, and more.



It's a fantastic opportunity to become a cornerstone of this vibrant community.

Uptown New Westminster is a vibrant, walkable neighbourhood known for its lively mix of food, culture, and shopping. The area's two shopping malls, **Royal City Center** and **Westminster Centre** are located at the same intersection and there is an abundance of coffee shops, restaurants, banks, medical and professional services in the immediate area.

Uptown is next to the affluent Queen's Park neighborhood, and near scenic parks and amenities.

New Westminster's strong economy and large employers provide high paying jobs in the city and include Fraser Health Authority, Translink HQ, Douglas College, The Justice Institute, Century Group and numerous professional, scientific, medical and tech companies.

Major Developers investing in New Westminster include Bosa, Wesgroup, Marcon, PC Urban, Edgar Development, Aragon Properties, Anthem, and Ariva, Reliance.



For Sale

504 6th Street 'Uptown'

New Westminster, BC

CBRE



Demographics

New Westminster



138,000
POPULATION
(WITHIN 8 MINUTES)



92,000
POPULATION
NEW WESTMINSTER



8.28%
POPULATION GROWTH
(2024-2029)



3.0
AVERAGE
HOUSEHOLD SIZE



\$118,000
HOUSEHOLD INCOME

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, EnviroNex Analytics, Microsoft Bing, Google Earth.

Contact

Maureen Mounzer

Personal Real Estate Corporation

Vice President

Commercial Sales & Leasing

maureen.mounzer@cbre.com

604 669 1466

Robert Veerman

Personal Real Estate Corporation

Senior Sales Associate

Investment & Development Properties

robert.veerman@cbre.com

604 662 5139