

FOR LEASE
RETAIL/OFFICE

523 Front St.
New Westminster, B.C.



GREAT STREET EXPOSURE – HIGH VOLUME ARTERIAL ROUTE

This ideally located commercial space features ground level street exposure and easy access to foot and vehicular traffic. Zoning is C-8 Columbia Street Historic Comprehensive Development Districts which allows many applications.

There are numerous permitted uses for this space including animal daycare and grooming, animal hospitals, veterinary clinics, commercial and self improvement schools, antique stores, thrift stores, business and professional offices, cafés, restaurants, clothing and garment design and fabrication, clubs and lodges, cottage breweries, fitness and weight reduction centres, high tech, live/work studios, private schools, radio and television stations and studios, film and recording studios and retail stores.

There is ample street parking in addition to the City Parkade, walking distance to two SkyTrain stations, transit and the New Westminster Quay.

Highly developed New Westminster SkyTrain station is a hub for shopping, commerce, high rises and numerous 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.

Call Bill Hamilton today!

Note: Not suitable for daycares

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New Westminster commercial space for lease. 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.

Features

- **Unit size: 850 sq.ft.***
- **Ground level street exposure**
- **Multiple uses permitted by City bylaws**
- **High traffic visibility**
- **Walking distance to SkyTrain & transit**
- **Near New Westminster Quay**
- **Highly active Downtown New West BIA and Chamber of Commerce**
- **City Parkade + street parking**
- **Zoned C-8**

* Approximate size

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

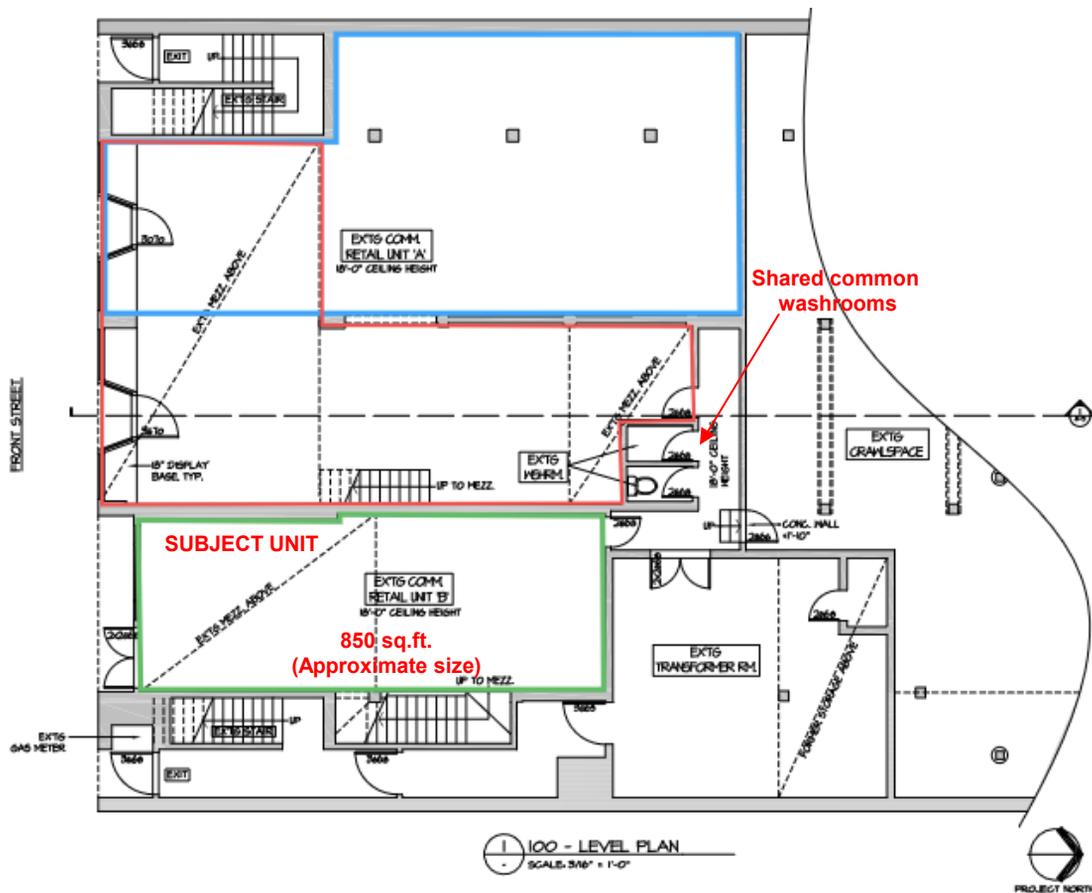
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Civic Address	523 Front Street, New Westminster, B.C. V3L 1A4
Unit Size	850 sq.ft .*
Lease Rate	\$2,100.00 per month gross
Parking	Street and City Parkade parking
Zoning	C-8 Columbia Street Historic Comprehensive Development Districts

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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.



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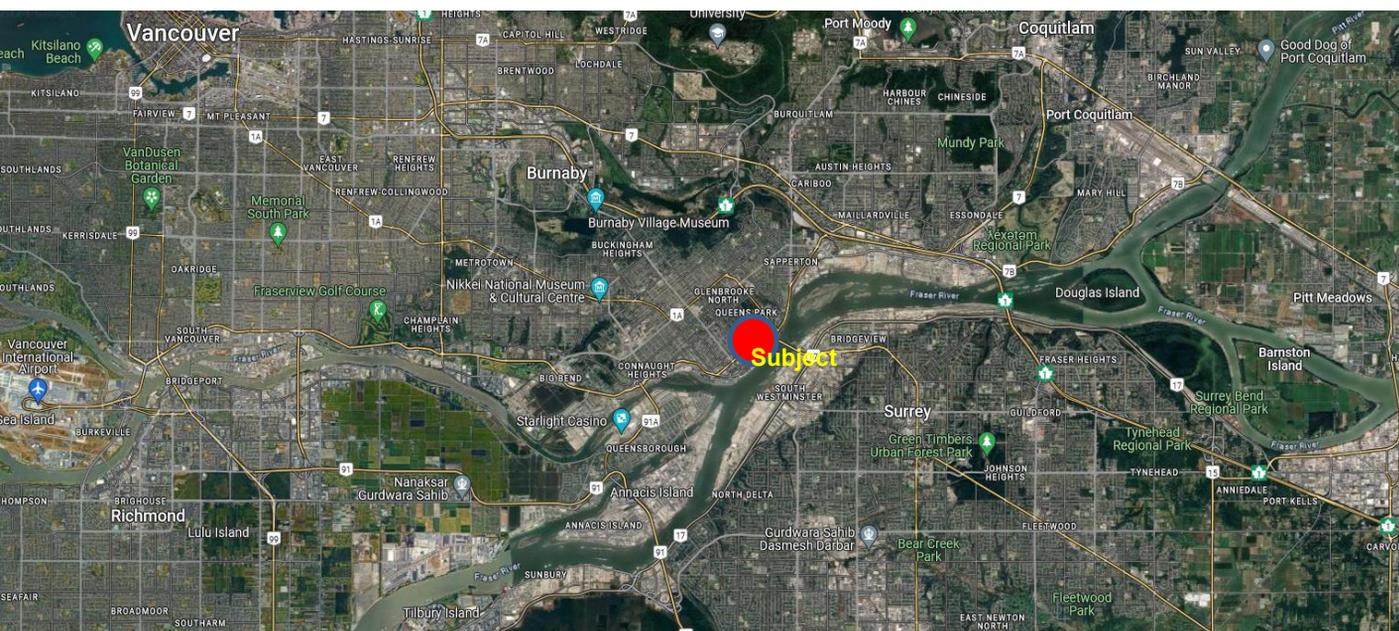
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