



# 445 brunette ave

NEW WESTMINSTER, BC

34,389 SF Industrial  
Site with Mixed  
Employment OCP

## CONTACT

**Travis Blanleil**  
Personal Real Estate Corporation  
Vice President, Industrial  
Properties  
+1 604 662 5100  
travis.blanleil@cbre.com

**Casey Pollard**  
Personal Real Estate Corporation  
Senior Vice President,  
Investment Properties  
+1 604 662 5177  
casey.pollard@cbre.com

**Chris MacCauley**  
Personal Real Estate Corporation  
Senior Vice President,  
Industrial Properties  
+1 604 662 5190  
chris.maccauley@cbre.com



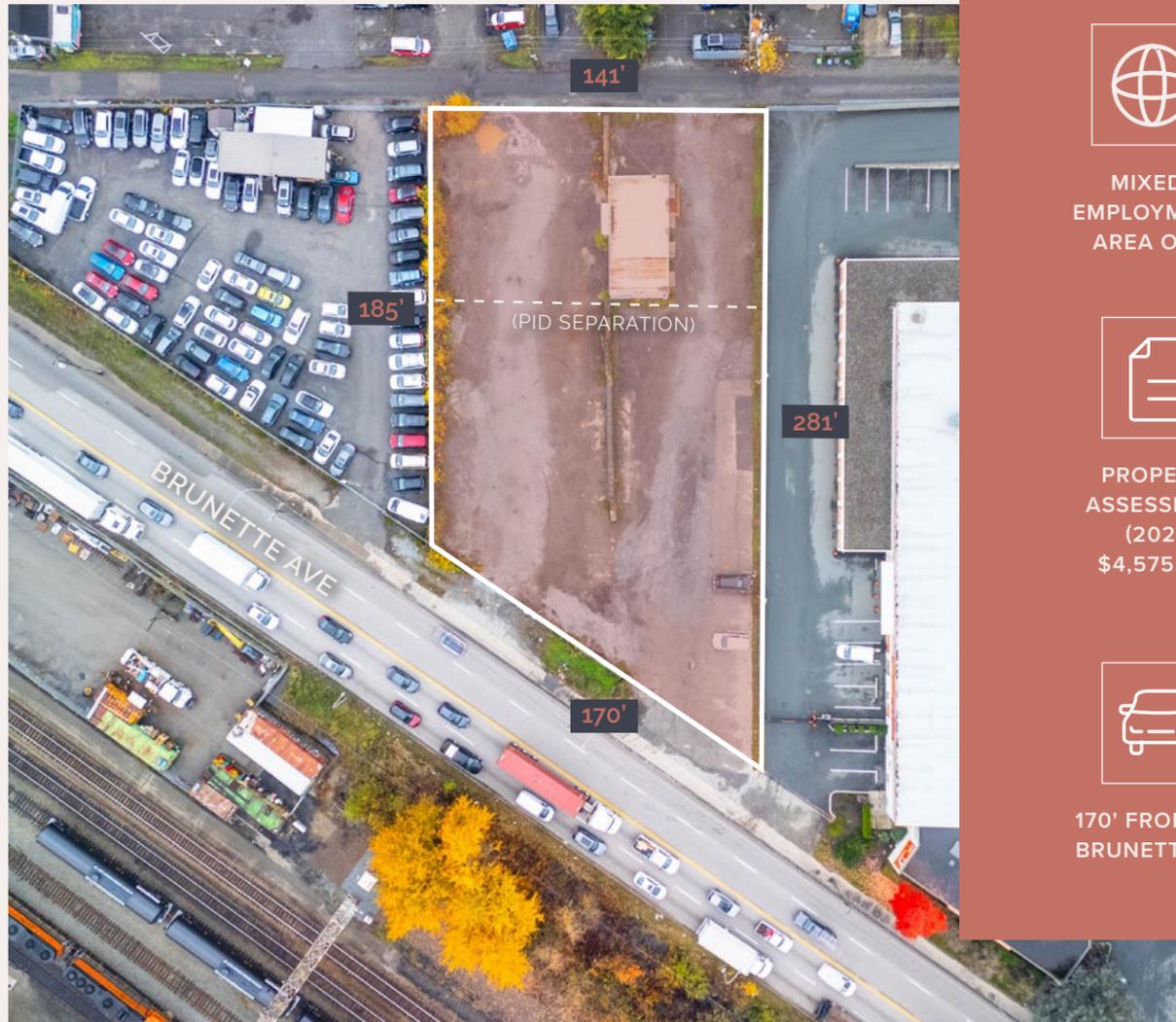
## THE OFFERING

CBRE has been engaged by court-ordered conduct of sale to present the opportunity to acquire **445 Brunette Avenue, New Westminster (the "Property")**.

This offering represents a rare developer or owner-user opportunity to acquire a 34,389 square foot (0.79 acres) industrial lot sold "as is, where is," with development potential for an industrial or mixed-use industrial/commercial main floor with office above.

Ideally situated in the industrial core of New Westminster with nearly 170' of frontage along Brunette Ave, and only 2 minutes to Highway 1 (Trans-Canada Highway) for quick and efficient access across Metro Vancouver. The Property is strategically located in a rapidly growing neighbourhood with many nearby amenities include the Brewery District and less than a 10-minute walk to the Braid SkyTrain Station.

**ASKING PRICE \$6,500,000**



34,389 SF  
(0.79 ACRES)  
SITE SIZE



M-1 (LIGHT  
INDUSTRIAL)  
ZONING



MIXED-  
EMPLOYMENT  
AREA OCP



PROPERTY  
ASSESSMENT  
(2025)  
\$4,575,600



170' FRONTAGE  
BRUNETTE AVE



## DEVELOPMENT POTENTIAL

The Property is designated as "Mixed-Employment Area" within the City of New Westminster's Official Community Plan ("OCP"). This rare designation is intended to create a vibrant, pedestrian-friendly area that supports commercial, light industrial, and office uses, offering high levels of employment opportunities to the community.

- ◆ Allows industrial and/or commercial main floor with office and employment space on upper floors
- ◆ Intended to become a future high-density employment hub area
- ◆ Located near major transportation routes & public transit station
- ◆ Growing nearby population & nearby developments

**CONTACT AGENTS**

## NO FORMAL FSR ASSIGNED

Maximum buildable height/density limited by site coverage & setbacks



OCP designation encourages a mixed-use development with industrial and/or commercial main floor with office

FOR SALE BY COURT ORDER



# 445

brunette ave

NEW WESTMINSTER, BC

— BIDS DUE FEBRUARY 16 AT 5PM PST —

CONTACT AGENTS FOR COURT-ORDERED SALE PROCESS DETAILS  
& DATA ROOM ACCESS (CONFIDENTIALITY AGREEMENT REQUIRED)

## CONTACT

### Travis Blanleil

Personal Real Estate Corporation  
Vice President, Industrial  
Properties  
+1 604 662 5100  
travis.blanleil@cbre.com

### Casey Pollard

Personal Real Estate Corporation  
Senior Vice President,  
Investment Properties  
+1 604 662 5177  
casey.pollard@cbre.com

### Chris MacCauley

Personal Real Estate Corporation  
Executive Vice President,  
Industrial Properties  
+1 604 662 5190  
chris.maccauley@cbre.com

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, Environics Analytics, Microsoft Bing, Google Earth.

# CBRE

[www.cbre.ca/properties](http://www.cbre.ca/properties)

CBRE Limited | 1021 West Hastings Street #2500 | Vancouver, BC