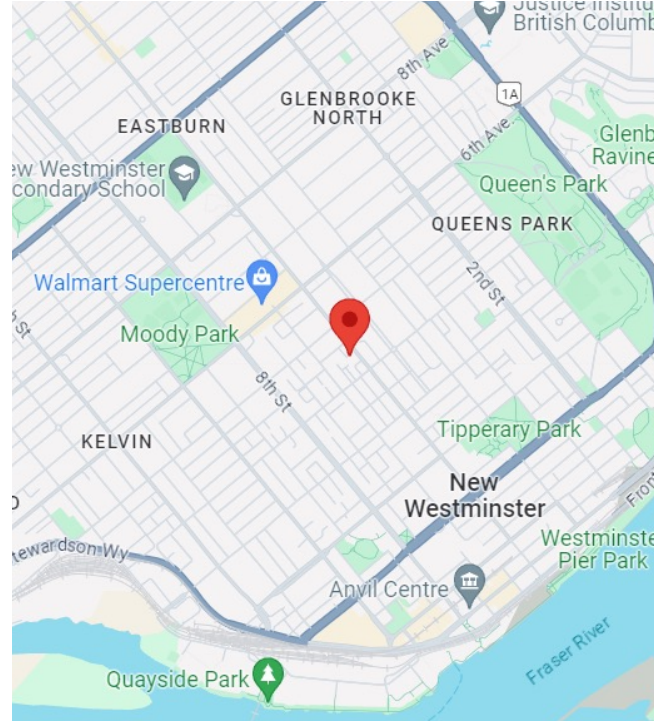


FOR SALE

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

CUSTOM 
Realty Ltd.

JOLENE FOREMAN

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

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE BREACH OF AN EXISTING AGENT AGREEMENT. THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES WHICH WE DEEM RELIABLE AND WHILE THOUGHT TO BE CORRECT IS NOT GUARANTEED BY CUSTOM REALTY LTD.

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.



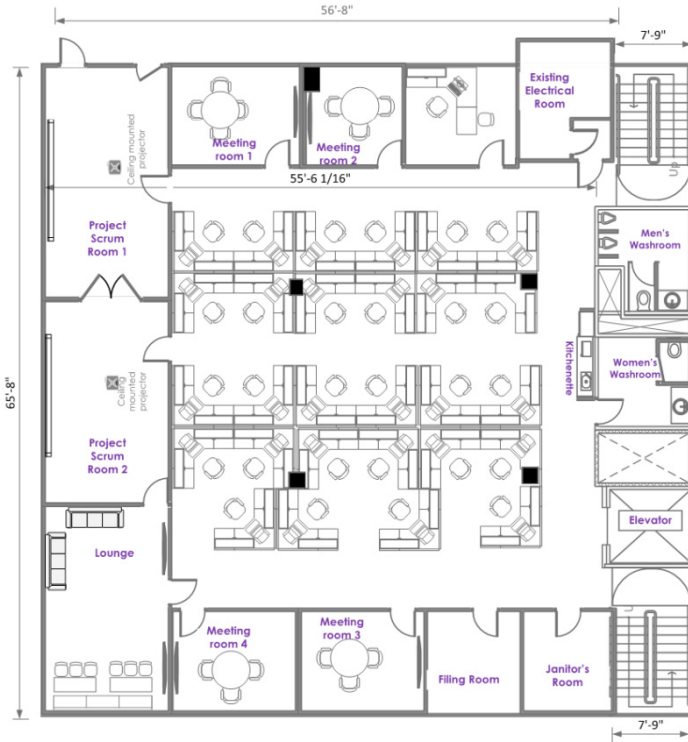
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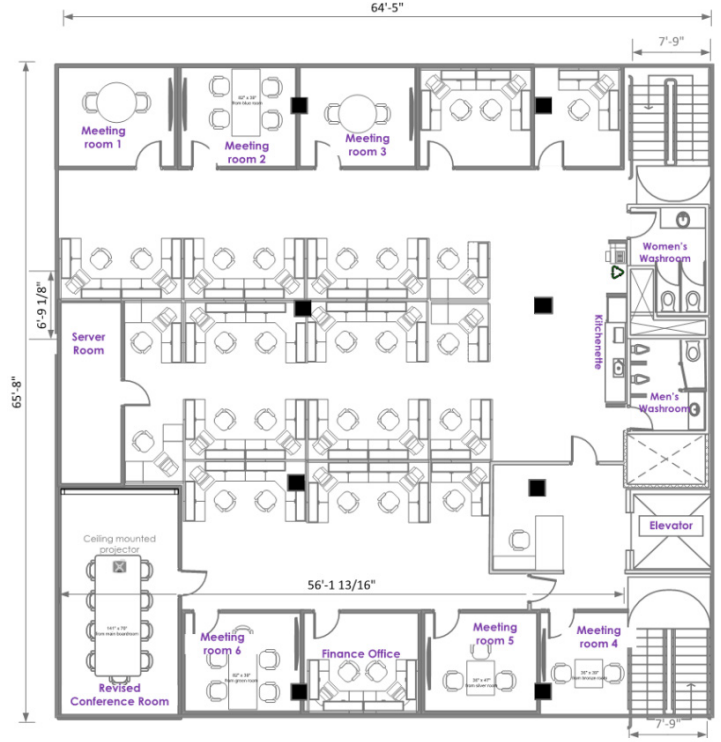
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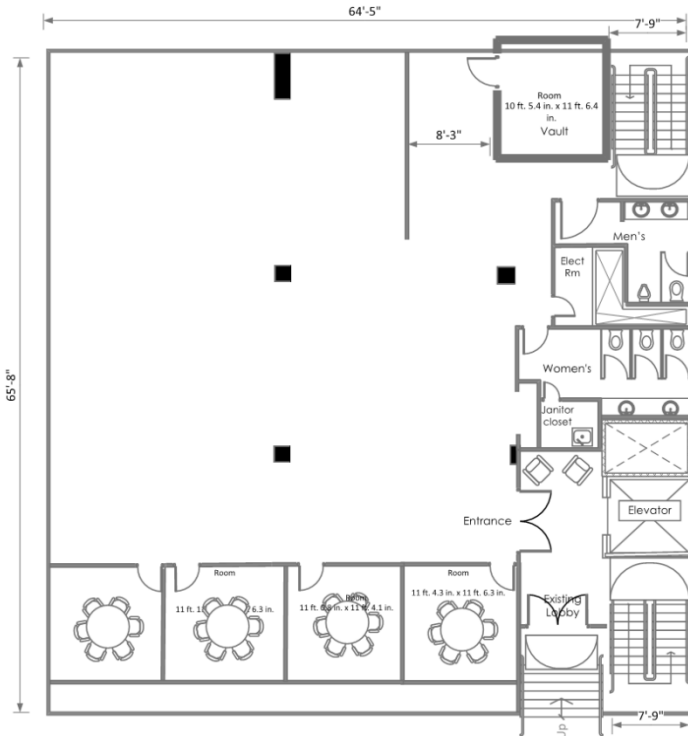
FLOOR PLANS



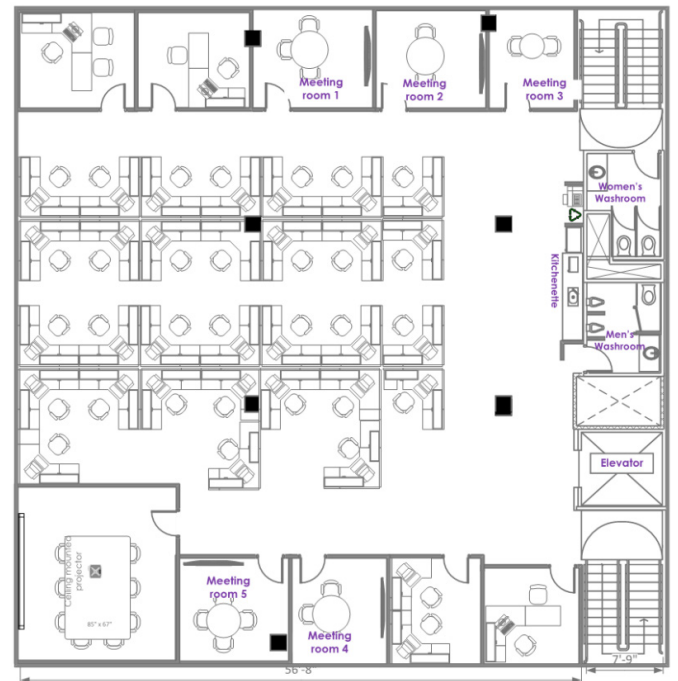
BASEMENT - 3,864 sq.ft.



2ND FLOOR - 3,868 sq.ft.



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



3RD FLOOR - 3,868 sq.ft.

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