

24

OVENS
AVENUE

New Westminster, BC

Colborne Street

Ovens Avenue

A RARE OPPORTUNITY
TO ACQUIRE A HIGHLY
FUNCTIONAL LAST-MILE
DISTRIBUTION FACILITY
WITH STRONG IN-PLACE
INCOME AND NEAR TERM
OWNER-USER POTENTIAL



INVESTMENT HIGHLIGHTS



Rarely Available 24,956 SF Urban Warehouse Facility With Flexible Layout To Accommodate A Range of Uses

- Highly functional layout for industrial/retail users, featuring a conveniently sized 24,956 sf building with 23' 6" clear ceiling heights and 74 gated parking stalls



Fully Leased To Canada Post Corporation With A 3.1 Year WALT, Opportunity To Occupy 100% Of The Area Upon Lease Expiration In April 2029

- Attractive Crown Corporation covenant with ample lease term remaining to analyze future value-add strategies and space requirements.



Central Location In New Westminister's Glenbrooke North Neighbourhood, The Geographic Centre Of Metro Vancouver

- Highly visible 1.11 acre parcel with an established transit network and walkable amenity base in the area, backing onto Royal Square Mall and the newly constructed təməsew'txw Aquatic and Community Centre.

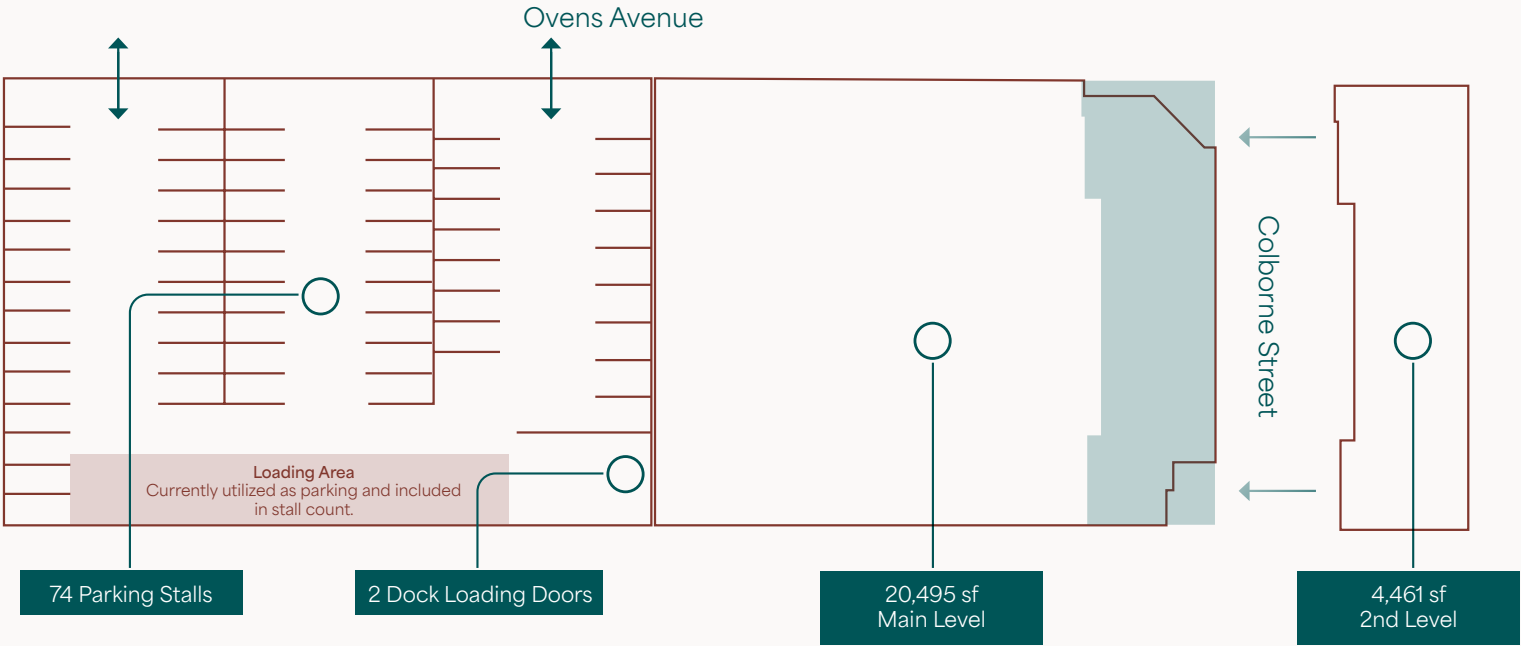


6-Storey Residential Development Potential Under The New OCP, Complementing The Strong Income And Owner-User Profile

- Designated RLR (Residential - Low Rise) in New Westminister's draft 2050 OCP update, with secured market rental and residential strata options available, in compliance with other City of New Westminister policies.



SITE LAYOUT AND BUILDING PLANS



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Additional Information & Offering Process

All prospective purchasers are encouraged to execute and return the provided Confidentiality Agreement for access to additional Property information via a Virtual Data Room.

Please contact the Exclusive Advisors for further information.

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