

1,077 SF  
Medical Space



## Suite 310 - 301 East Columbia Street New Westminster, BC

### Opportunity

Four storey medical building with over 50 doctors, walk-in clinic, dental office, optometrist and pharmacy. This 40,000 SF building was built in 1996 and has ample amenities within walking distance, including but not limited to Save-On-Foods, Browns Socialhouse, Shoppers Drug Mart, Sapperton Liquor Store, Freshii and Starbucks.

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# Suite 310

## 301 East Columbia Street

### New Westminster, BC

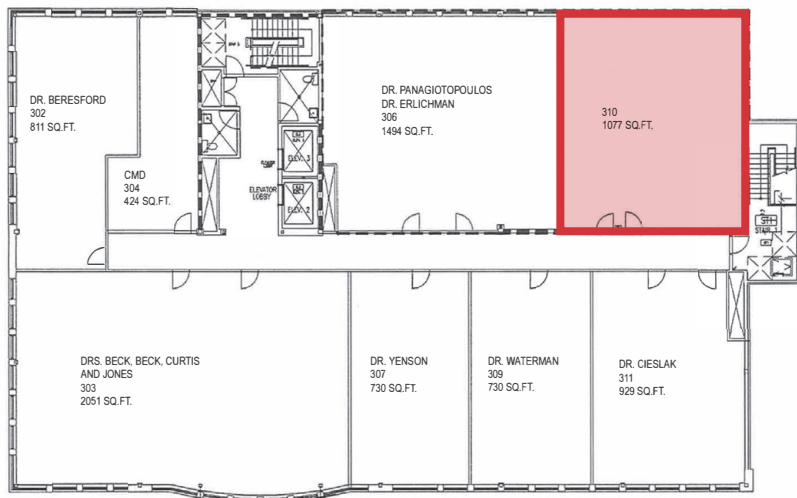
### Location

Located in Sapperton across the street from the Royal Columbian Hospital and the Sapperton SkyTrain Station.

### Improvements

Nicely improved as a medical office with reception, exam room, and consulting/chiropractic rooms.

### Floor Plan



THIRD FLOOR

### Property Details

#### Available Area

1,077 SF northeast corner

#### Comments

Former medical & chiropractic space

#### Parking

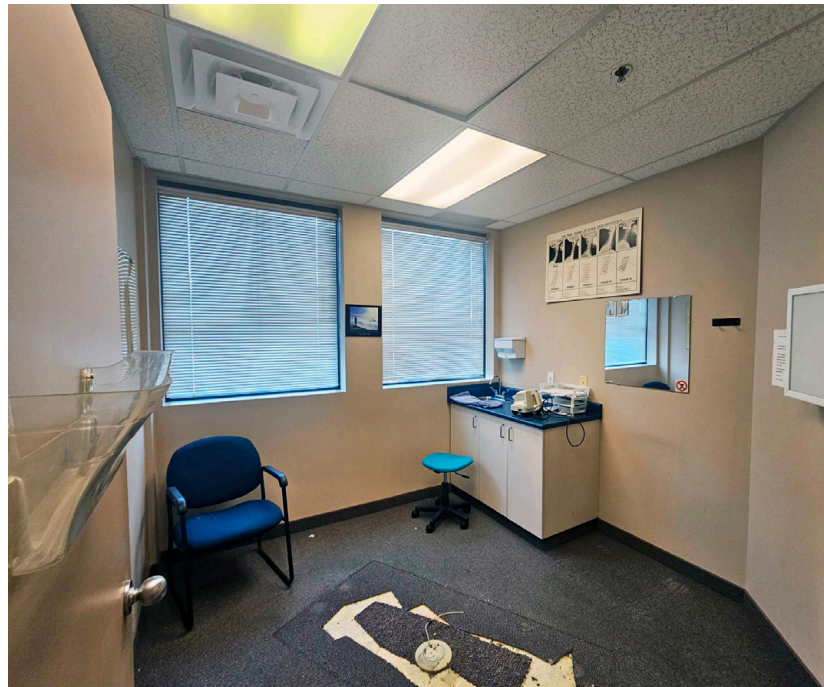
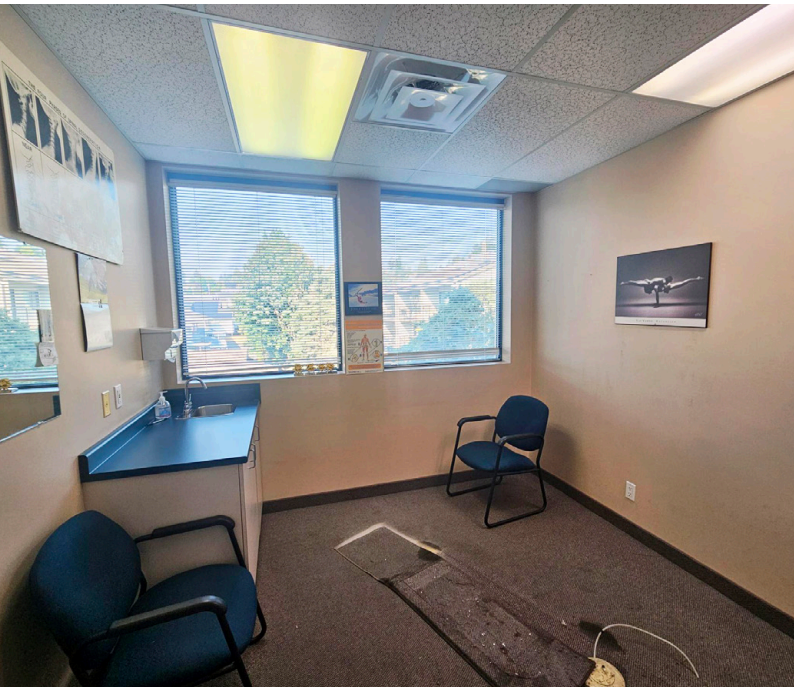
- ▶ \$90/month + taxes
- ▶ 1 stall per 800 SF
- ▶ Paid Visitor parking also available

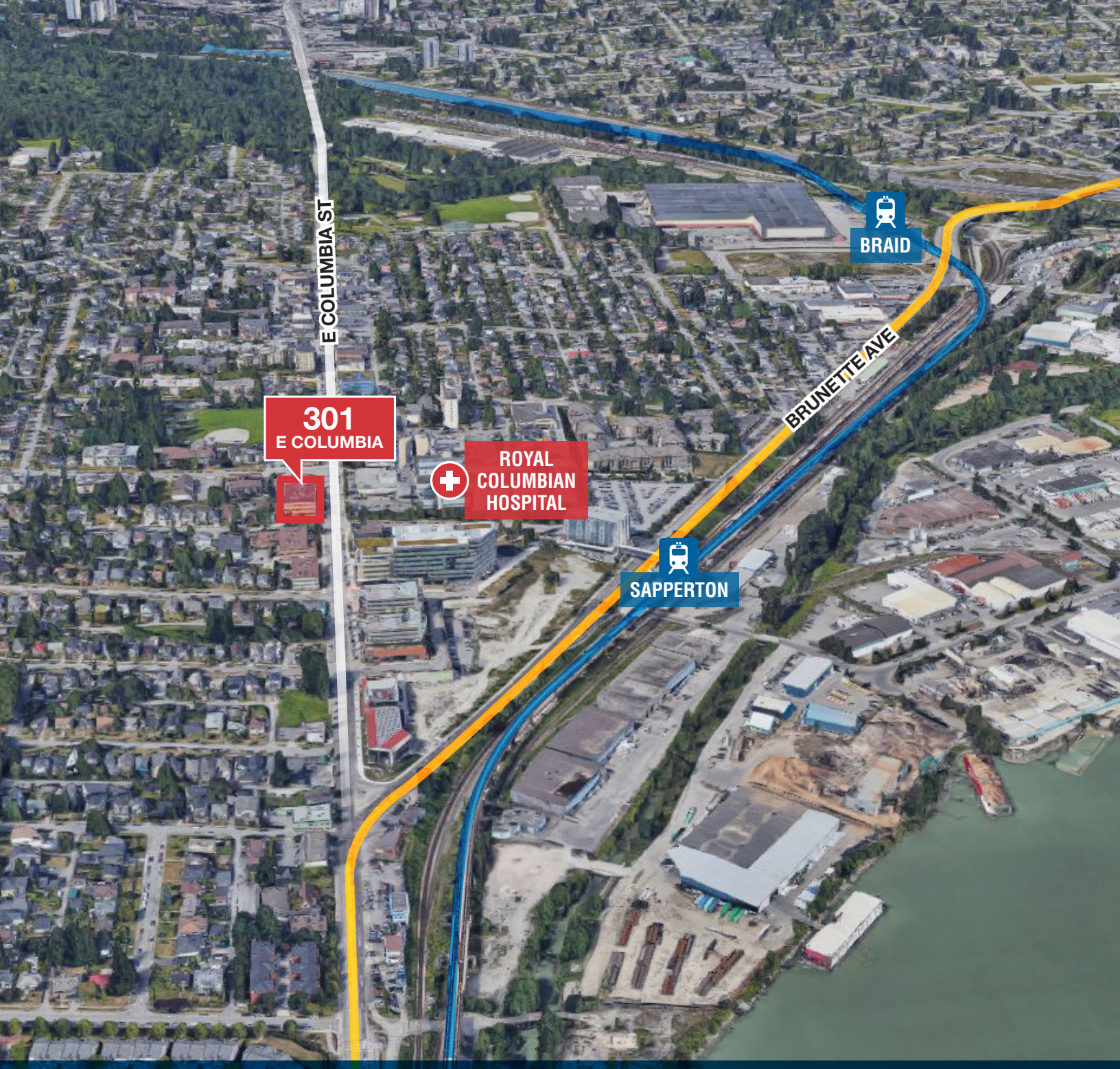
#### Net Rent

\$23.00/SF per annum

#### Operating Costs and Property Taxes (2024)

\$20.75/SF per annum





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