



# For Lease - Retail/Office



518 Agnes St  
New Westminister, BC

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For more information, please contact:

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REALTOR®

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\*personal real estate corporation

# FOR LEASE

518 Agnes St, New Westminster, BC

## DETAILS:

PREMISE SIZE: 1,500 sf

GROSS RENT: \$5,800 per Month plus GST (Modified Gross Rent)

ZONING: C4

Availability: November 1st, 2023

## PROPERTY DESCRIPTION:

Retail/Office. 1,500sf of street level with two entrances with 1,600sf space in basement also available. Gross lease. Lease terms are negotiable. Great space with parking in front and many street parking. Central location with easy access to main routes.



## Steven Oh PREC\*

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## C-4

## Section 520



## NEW WESTMINSTER

## 520. Downtown Mixed Use Districts (High Density) (C-4)

520 .1 The intent of this district is to allow mixed use development at a high density, with an opportunity to increase density upon amenity requirements being met.

### Permitted Principal and Accessory Uses

520 .2 The following principal and accessory uses are permitted in the C-4 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>Animal grooming and daycare facilities;</i>	
<i>Animal hospitals and veterinary clinics;</i>	
<i>Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores;</i>	
<i>Banks;</i>	
<i>Business and professional offices;</i>	
<i>Cafes and restaurants;</i>	✓
<i>Child care;</i>	
<i>Commercial schools;</i>	
<i>Congregate housing;</i>	
<i>Cottage breweries;</i>	✓
<i>Duplex;</i>	✓
<i>Government institutions including educational and judicial facilities;</i>	
<i>Deleted</i> <b>(BYLAW 8172, 2020)</b>	
<i>Hotels;</i>	
<i>Jewelry manufacturing;</i>	
<i>Live-work units;</i>	✓
<i>Marinas;</i>	

<i>Multiple dwellings;</i>	
<i>Personal service establishments;</i>	✓
<i>Printing, publishing, bookbinding and other reproduction processes;</i>	
<i>Public assembly and entertainment uses;</i>	
<i>Public transportation depots;</i>	
<i>Public utilities;</i>	
<i>Retail sale of automobiles, parts and accessories and servicing of automobiles;</i>	✓
<i>Retail stores;</i>	
<i>Single Detached Dwellings;</i>	✓
<i>Studios (artist, display, radio, recording);</i>	
<i>Taxi offices;</i>	
<i>Video stores;</i>	✓
<i>Wholesaling;</i>	
<b>Permitted Accessory Uses</b>	<b>Use Specific Regulations</b>
<i>Accessory uses to permitted principal uses;</i>	
<i>Accessory Recycling Return Centre;</i>	✓
<i>Child care in accordance with Section 170.13 of this Bylaw;</i>	✓
<i>Home based businesses;</i>	✓

### Conditions of Use

- 520 .3 A single detached dwelling use shall conform to the regulations in the RS-1 zoning district provided that detached accessory dwelling units are a permitted use only for lots which are designated ‘(RD) Residential Single Detached and Semi-Detached Housing’ or ‘(RGO) Residential – Ground Oriented Infill Housing’ in the City of New Westminster Official Community Plan.
- 520 .4 A *duplex* use shall conform to the regulations in the RT-1 zoning district.
- 520 .5 Cafes and restaurants shall not include drive-in and drive-through restaurants;
- 520 .6 Personal service establishments may include barber shops, beauty parlours, dry cleaning shops (automatic self-service only), dry cleaning establishments, electrical appliance repair shops, optical or watch repair shops, florist shops, laundrettes (automatic self-service only), shoe repair shops, tailor or dressmaker shops.
- 520 .7 Retail sale of automobiles, parts and accessories and servicing of automobiles uses must be fully enclosed within a building and no uses related to these function are permitted on

BYLAW 7936,  
2017