



FOR SALE

Completely Renovated 16-Suite Apartment Building

1210 SEVENTH AVENUE, NEW WESTMINSTER, BC

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**ST. THOMAS
MORE COLLEGIATE**

NEW WESTMINSTER SECONDARY

MOODY PARK

ROYAL CITY CENTRE (12-min walk)

- Save-On Foods
- Walmart Supercentre
- Walmart Pharmacy
- Freshslice Pizza
- Starbucks
- White Spot
- Blenz Coffee
- Shoppers Drug Mart
- RBC Royal Bank
- Dairy Queen
- JAK's Beer Wine Spirits
- TD Canada Trust
- BMO Bank
- Anytime Fitness
- Esso
- Kin's Farm Market
- Dollarama
- CIBC Bank

**1210
SEVENTH**

ALONG TWELFTH ST

- Wild Thyme Lebanese
- Manila BBQ SuperMart
- Donair Star
- Billos Fast Food
- Indian Courtyard
- The Thirsty Duck Pub
- 12th Street Barbers
- Royal Printers
- Gospa Delightful Food
- Press Start Video Games
- Winston College
- Domino's Pizza
- HealthCare Pharmacy
- New West Dental Clinic
- Growing Hands Childcare
- Pho 99 New Westminster
- HellCruz Pizza
- Empress Hair Salon
- Ole Ole Mexican Cuisine
- Happy Mom's Cafe

The Opportunity

Westview Manor is situated in the West End area of New Westminster, midblock between Twelfth and Thirteenth Street. There are many restaurants, shopping, parks and schools in the vicinity.

The building has been completely redone right into each and every unit. In addition to having washers and dryers in each suit, new flooring, windows, kitchens, bathrooms, roof, anything else you can think of has been renovated. The exterior of the building has an excellent curb appeal. This should be seen by anyone looking for a hands-free, high-quality investment property.

Summarized Financials

Stabilized Income & Expenses:

Effective Gross Income	\$329,526
Total Expenses	\$67,833
Net Operating Income	\$261,693

Highlights



Suite Upgrades/Renovations

- ▶ Washers and dryers in each suite
- ▶ New flooring
- ▶ New windows
- ▶ New kitchens
- ▶ New bathrooms
- ▶ New roof

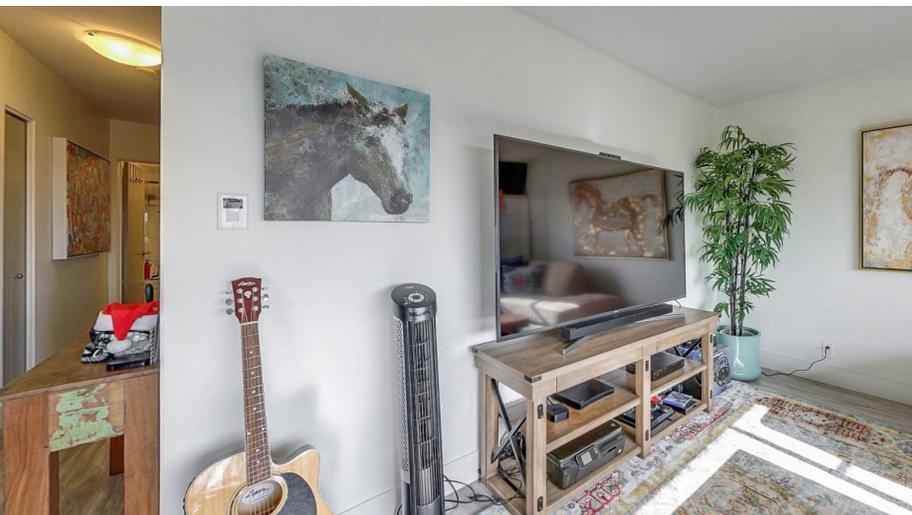


Prime Location

- ▶ Transit friendly
- ▶ Central location with restaurants and shopping



Request access to the data room for rent roll & financials



The Details

Legal Description: Lot 18 Sub Block11
Plan NWP2620 Land
District 36 OF LOT 7

PID: 013-647-661

Lot Size: 8,164 SF
(66' x 123.7')

Zoning: RT-1A

Year Built: 1960

Parking: Four garage and
three open spaces

**Property Taxes
(2023):** \$19,999

Suite Mix:	1-Bedroom	11
	2-Bedroom	5
	Total	16

Assessed Value (2024): \$5,681,000

Existing Mortgage: Approximately
\$3,000,000 at an
interest rate of
3.03% expiring June
2027.

Price: \$6,188,000

NAIAPARTMENTS.CA



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