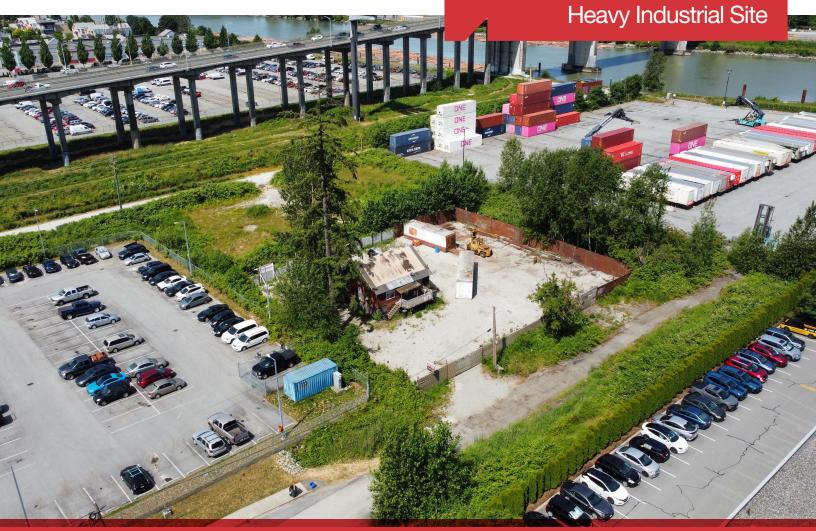


FOR SALE

0.45 Acre (19,537 SF)



436-444 Boyne Street, New Westminster, BC

Highlights

- ▶ 0.45-acre (19,537 SF) M-2 Site
- All services at the lot line
- Fully Fenced
- Designated "HI Heavy Industrial"

Gary Haukeland* Senior Vice President 604 691 6693 ghaukeland@naicommercial.ca *Personal Real Estate Corporation

J-D Murray Senior Associate 604 691 6664 jdmurray@naicommercial.ca

NAI Commercial

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436 – 444 Boyne Street New Westminster, BC

The Opportunity

The property represents a rare opportunity to purchase a 19,537 SF (0.45 acre) heavy industrial property in New Westminster. Zoned M-2, the site is ideal for commercial truck parking, warehousing and container storage. The City of New Westminster designates the site as "HI – Heavy Industrial" in the Queensborough neighbourhood plan. The property has 150 linear feet of frontage along Boyne Street, is fully fenced, and there is a house of approximately 1,500 SF that can either be demolished or retrofitted as a site office. The Seller is willing to provide financing.

Location

The property is located on the west end of Boyne Street, north of Boyd Street, across from the Queensborough Logistics Park, within the Queensborough neighbourhood of the City of New Westminster. The property is 5 minutes to Highway 91, with access to the rest of the Lower Mainland and Greater Vancouver, and all amenities.

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Property Details

Civic Address

436 – 444 Boyne Street
New Westminster, BC V3M 5K3

Legal Description

PID: 002-307-545 Legal: Lot 65 Block 37 District Lot 757 Group 1 Plan 2620

PID: 005-549-850 Legal: Lot 67 Block 37 District Lot 757 Group 1 Plan 2620

Lot Size

19,537 SF (0.45 acre)

Zoning

M-2 (Heavy Industrial District), allowing for but not limited to commercial storage of vehicles and containers, manufacturing, and warehousing.

Price \$3,100,000



















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