



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
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca



- Queensborough Landing Outlet Mall**
- ▶ Walmart Supercentre
 - ▶ Banana Republic Factory Store
 - ▶ Gap Factory
 - ▶ Sleep Country
 - ▶ Calvin Klein
 - ▶ American Eagle Outlet
 - ▶ GUESS Factory
 - ▶ Old Navy Outlet
 - ▶ Bosley's
 - ▶ Pho Express
 - ▶ Taco Del Mar
 - ▶ Bulk Barn
 - ▶ A&W
 - ▶ Starbucks
 - ▶ Boston Pizza
 - ▶ ICBC Lower Mainland Salvage

**436-444
BOYNE ST**

- ▶ Damco Warehouse
- ▶ Queensborough Logistics park
- ▶ Aritzia Distribution Centre
- ▶ New Westminster Animal Shelter
- ▶ Ames Tile & Stone Ltd.
- ▶ RippleFX Water Inc
- ▶ Nikolai Manufacturing
- ▶ Return-It Depot

Port Royal Park

Kirin Seafood Restaurant

Subway

Value Village

436 – 444 Boyne Street

New Westminister, BC

The Opportunity

The property represents a rare opportunity to purchase a 19,537 SF (0.45 acre) heavy industrial property in New Westminister. Zoned M-2, the site is ideal for commercial truck parking, warehousing and container storage. The City of New Westminister 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 Westminister. The property is 5 minutes to Highway 91, with access to the rest of the Lower Mainland and Greater Vancouver, and all amenities.

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

Property Details

Civic Address
436 – 444 Boyne Street
New Westminister, 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





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



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus

NAI Commercial
 1075 W Georgia St, Suite 1300
 Vancouver, BC V6E 3C9
 +1 604 683 7535
naicommercial.ca