

**740 COLUMBIA STREET, NEW WESTMINSTER**  
**END CAP CORNER UNIT EXPOSURE**

**FOR  
SALE**



**WILLIAM | WRIGHT**

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## OVERVIEW

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Opportunity to purchase a street-front commercial retail unit located in the popular Quay area of New Westminster on the corner of Begbie Street and Columbia. The 1,082 sq. ft. unit features street-front accessibility and 48 feet of corner frontage. The area is a prime location with easy access and convenience to Surrey, Burnaby, and Richmond. Amenities within the area include theaters, grocery stores, postal services, restaurants, and coffee shops. 740 Columbia Street presents a strategic investment opportunity for retail ventures looking to establish a strong presence in the Downtown New Westminster area, benefiting from its proximity to public transit and high levels of vehicle and pedestrian traffic.

## PROPERTY HIGHLIGHTS

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End Cap Corner Unit Exposure



Premium Street Frontage With Exceptional Visibility with Large Retail Display Windows



Established Vehicle and Foot Traffic



Central Location and Close Proximity to the SkyTrain

**SIZE**

+/- 1,082 SQFT

**PARKING**

1 Stall

**ZONING**

C-8

**PROPERTY TAXES**

\$15,763.90

**STRATA FEES**

\$1,213.87

**NOI**

\$48,000.00

**PID**

028-100-409

**LEGAL DESCRIPTION**

STRATA LOT 161, BLOCK 4, PLAN BCS3665,  
NEW WESTMINSTER LAND DISTRICT,  
TOGETHER WITH AN INTEREST IN THE  
COMMON PROPERTY IN PROPORTION TO  
THE UNIT ENTITLEMENT OF THE STRATA  
LOT AS SHOWN ON FORM V

**PRICE**

\$1,370,000.00





## LOCATION

Located in Downtown New Westminster, an eclectic and vibrant neighborhood within the lower mainland, this location offers easy access to shops, restaurants, theatres, parks, and rapid transit. Its central location and comprehensive transportation network provide convenient connections to Metro Vancouver. Major road routes such as 12th Street/Kingsway, Canada Way, and Marine Way link to Burnaby and Vancouver. Additionally, the New Westminster Skytrain station facilitates quick access to Downtown Vancouver, Burnaby, the Tri-Cities, and Surrey, solidifying New West as a central hub.

## FOR MORE INFORMATION CONTACT

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