

93 SIXTH Street, New Westminster

11,127 SF 2-Storey Building & Secure Underground Parkade

FOR SALE

momentum

- Tier 2 TOA: 4.0 FSR
- Strong Redevelopment Potential
- Double Road Frontage
- Investor or Owner-Occupier with stable current NOI



Wells Macey
PARTNER COMMERCIAL
778.242.9405
wells@momentuminc.com

Brendon Schmidt
INVESTMENT & LEASING
604.615.9349
brendon@momentuminc.com

Olivia Cai
ASSOCIATE
604.446.8466
olivia@momentuminc.com



OPPORTUNITY

A rare chance to acquire a highly visible and versatile commercial asset in the heart of Downtown New Westminster, inside the Tier 2 TOA of the Columbia Skytrain Station.

11,127 SF well-maintained two-storey mixed-use building on an 8,719 SF corner lot with exceptional exposure along Sixth Street.

- Strong tenant profile in units 101 and 201 provides immediate cash flow with upside through rental growth.
- Opportunity for owner-occupiers as Unit 102 is currently vacant and offers 2,860 sqft of functional office space, flex area, and lunchroom.
- Unbeatable Exposure – Great corner building with excellent visibility and walkability.
- Zoning Flexibility – C-4 zoning allows a wide range of commercial and mixed-use applications.
- Strategic Growth Area – Steps to Columbia Street, SkyTrain, Westminster Pier Park, and surrounded by high-density residential and commercial developments.
- Transit-Oriented Location – Minutes to major routes and public transit, supporting future redevelopment potential.

This property offers stable holding income with an established tenant and a strong leasing history. The combination of solid in-place revenue, central location, and long-term redevelopment potential creates an exceptional opportunity for owner-occupiers and investors seeking exposure, security, and growth in one of Metro Vancouver’s most dynamic urban centres.

Perfect for Investors or Owner-Occupiers!

LOCATION



- 1 Westminster Quay
- 2 Westminster Pier Park
- 3 Sky Train
- 4 Anvil Centre
- 5 Douglas College

HIGHLIGHTS



OCP: Mixed Use High Density
Tier 2 TOA: 4.0 FSR | 12 Storey



High Exposure Location
Along Sixth Street



Underground Parkade



Prominent Signage



Strong Holding Income with Near-Term Upside

SALIENT DETAILS

ADDRESS 93 Sixth Street,
New Westminster

PID 012-963-941

BUILDING AREA 11,127 SF

PROPERTY SIZE 8,719 SF

ZONING C4
Central Business Districts

NOI (Stabilized) \$183,834*

ASKING PRICE \$4,680,000

SALE TYPE Asset

OCP Mixed Use High Density

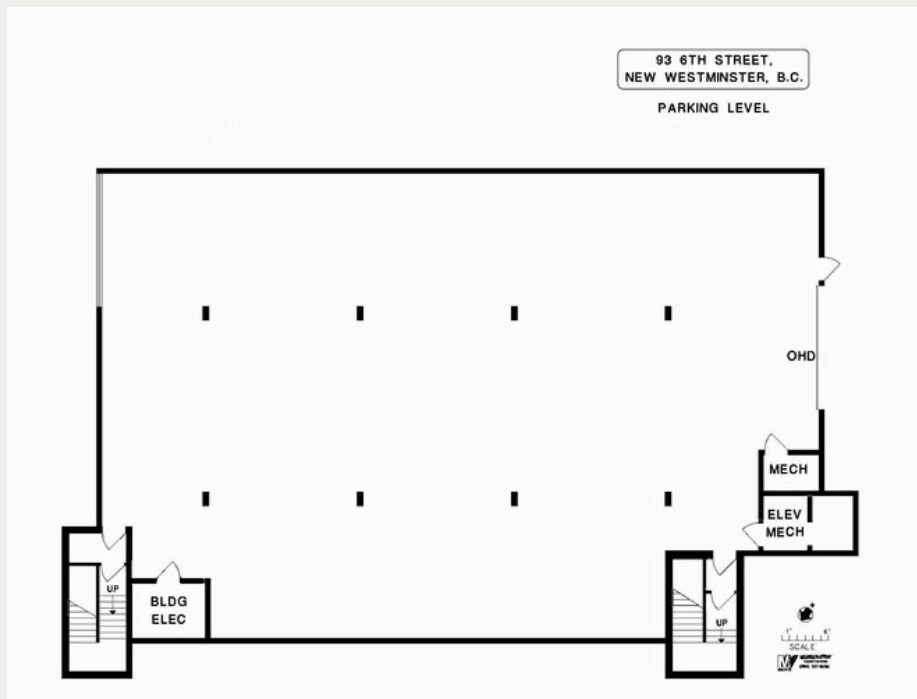
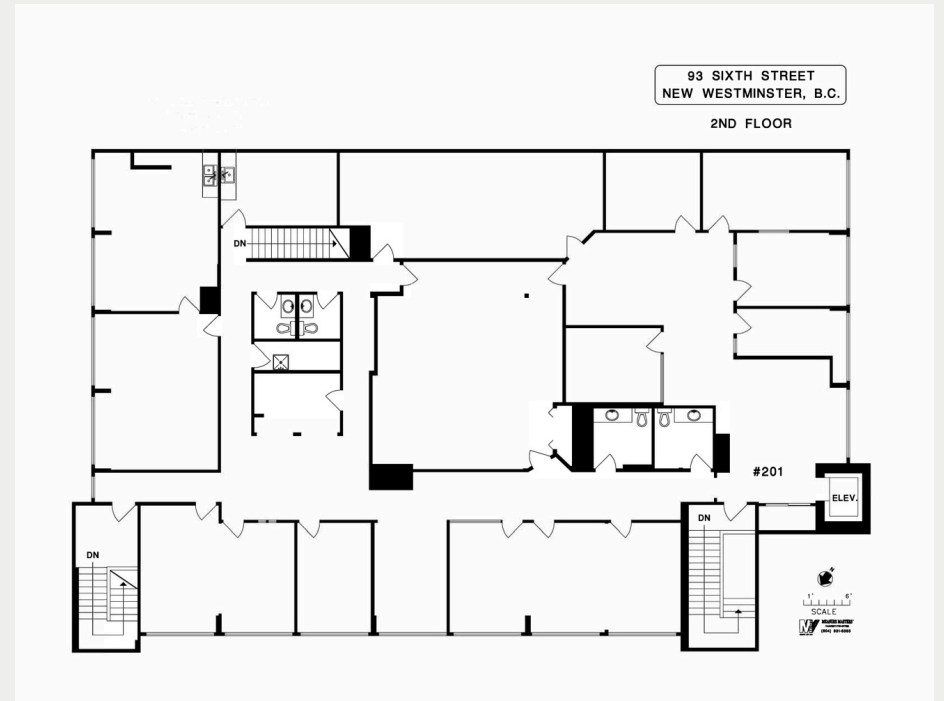
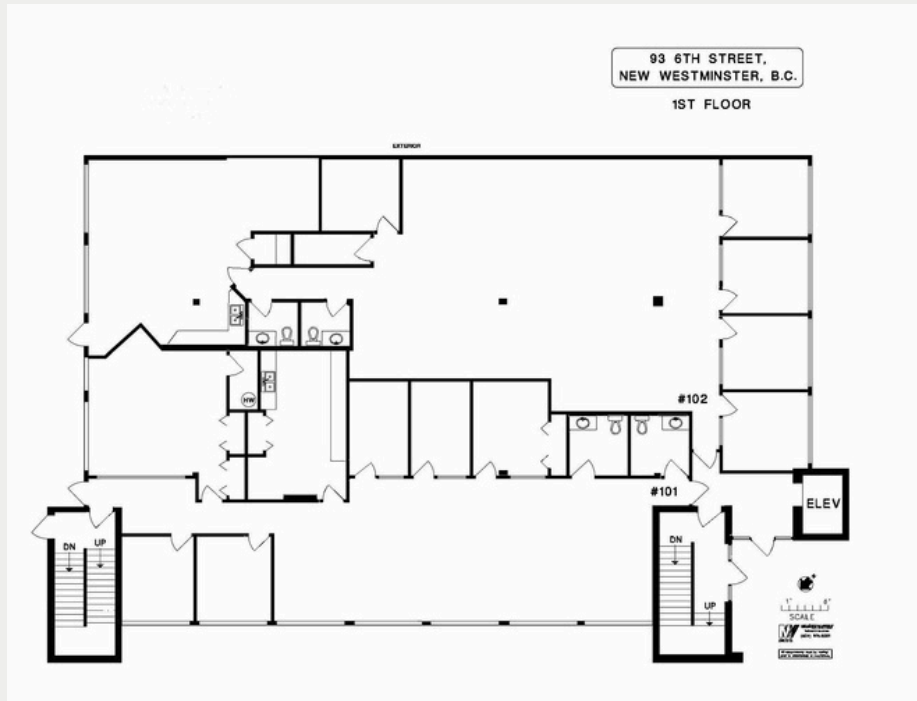
TOA: Columbia Tier 2: 12 storeys | 4.0 FSR

Note: Unit 102 is 2,860 SF, currently vacant,
and offered For Lease. Contact Listing Agents
for further information.

*Stabilized NOI assumes a \$16.00 PSF base
lease rate for Unit 102.





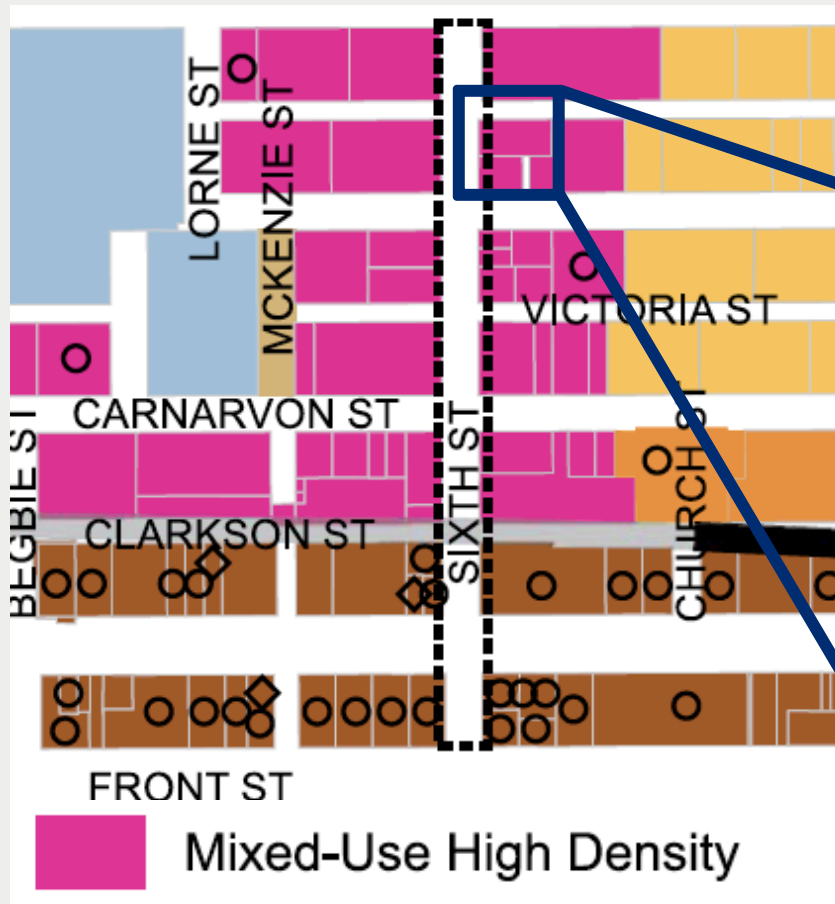


New Westminster - OCP

This property is designated under New Westminster's C-4 zoning, supporting mixed-use, high-density development.

The Official Community Plan (OCP) encourages a blend of residential and commercial uses, allowing for vibrant, transit-oriented projects that enhance urban living and walkability.

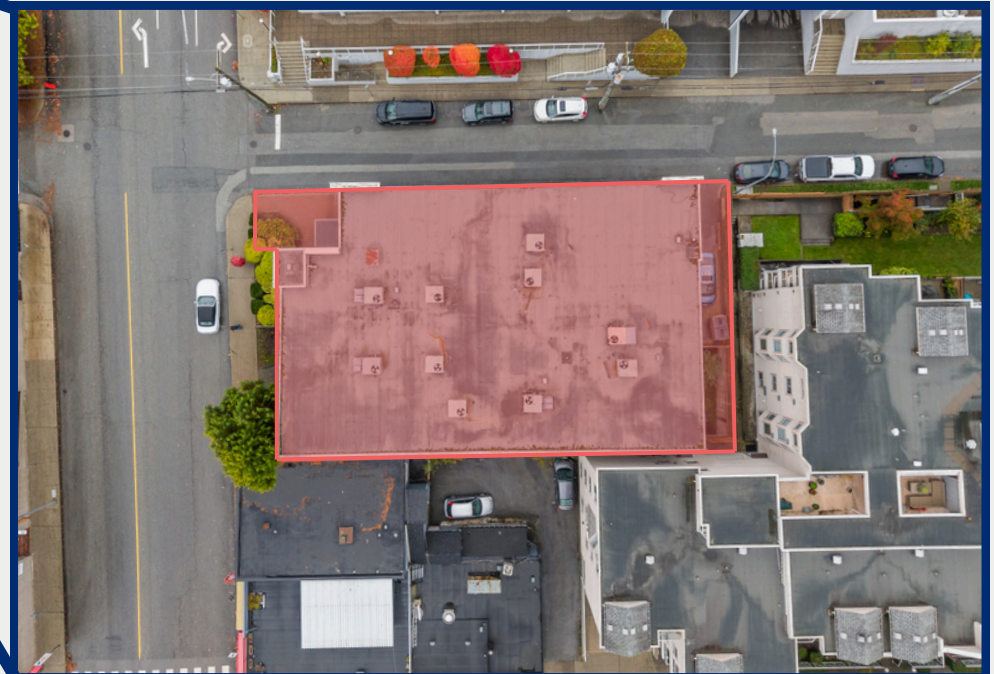
This flexible zoning offers strong potential for future redevelopment, with a focus on creating dynamic community spaces and maximizing land use efficiency.



- mixed-use (commercial and/or residential) throughout Downtown, outside of Columbia Historic Mixed-Use
- retail, office, service or residential
- any combination of the above (can be one use or multiple uses)

[BYLAW NO. 8283, 2021]

- despite what is shown in Schedule F (Land Use Map), the requirement for at grade commercial does not apply to the properties with civic addresses of land 60 and 68 Sixth Street if all housing on that land is supportive housing



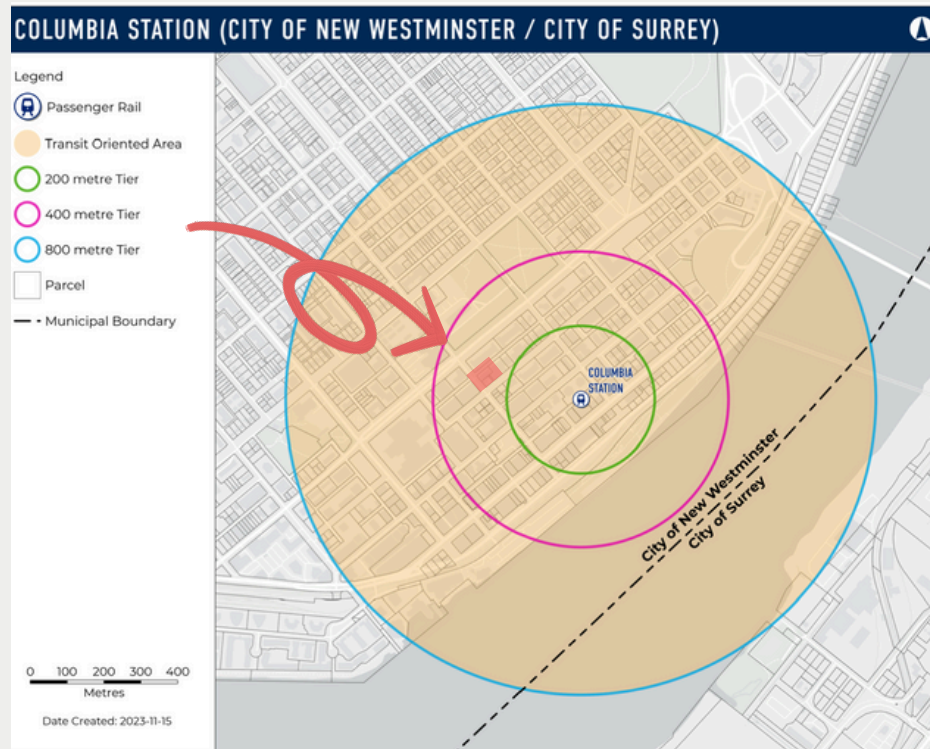
Transit Oriented Area (TOA)

Situated within the 400 metre tier of the Columbia Station TOD (Transit Oriented Development Area), this property is greatly benefited by density flexibility.

The Province requires these areas to be designated for transit oriented development to encourage density, which the City of New Westminster has fully embraced. Furthermore, the City can no longer require developers or owners to supply a minimum number of vehicle parking stalls in a residential building, given the connection to these active transit areas. This increases development flexibility and theoretically helps with construction costs.

The subject property is within the 200m - 400m tier 2, which has a minimum allowable density and height of up to 12 storeys and up to a 4.0 FSR.

The City of New Westminster has a comprehensive guide to development within the Transit Oriented Areas, which prospective buyers are encouraged to dig into to complete their own due diligence. However, the expectation for the subject property is that given it is situated within both the 400 metre Tier and is designated as mixed-use high density within the OCP, that high density re-development is a secure future vision for the property.



TOD Area Tier	Distance from Station (Metres)	Allowable Building Height (Storeys)	Allowable Density (Floor-Space Ratio)
1	200 or less	Up to 20	Up to 5.0
2	200 – 400	Up to 12	Up to 4.0
3	400 – 800	Up to 8	Up to 3.0

To review the New Westminster TOD Website, visit [this following link and CLICK HERE](#)



CONTACT US FOR MORE INFORMATION

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