

# For Sale

## 1205 Sixth Avenue

### New Westminster, BC

Centrally located investment and development opportunity in New Westminster, BC



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# Property summary

**ADDRESS**  
1205 Sixth Avenue, New Westminster B.C.

**PROPERTY IDENTIFIER**  
030-258-405

**LEGAL DESCRIPTION**  
Lot A of Lot 7 Suburban Block 11 Group 1  
New Westminster District Plan EPP7559

**SITE AREA**  
47,146 sf

**FRONTAGE**  
Sixth Avenue      188 ft  
Nanaimo Street    198 ft  
12th Street        247 sf

**ZONING**  
Community Commercial Districts  
(Medium Rise) (C-2A)

**TOTAL BUILDING AREA**  
29,634 sf

**YEAR BUILT / MAJOR RENOVATION YEAR**  
1956 / 2017

**PROPERTY TAXES**  
\$123,598.69 (2021)

**FINANCING**  
Treat as clear title

**NET OPERATING INCOME**  
Contact Listing Agents

**SALE PRICE**  
Contact Listing Agents



1205 6th Avenue; 602-606 12th Street



616-618 12th Street



1206 Nanaimo Street

## Location

The Property is prominently located at the NW corner of Sixth Avenue and 12th Street in highly-accessible New Westminster, B.C.

## Opportunity

The opportunity includes the long-term vendor leaseback of the identified site area to Vancouver College of Dental Hygiene – a AAA covenant on negotiable terms plus the near-term redevelopment of the remaining parcel site area. The recently renovated building occupied by Vancouver College of Dental Hygiene is 2-levels consisting of approximately 18,311 sf of floor area sitting on an identified land size of roughly 148’ wide by 122’ deep (18,056 sf). The remaining 28,835 sf of site area is available for redevelopment under the existing zoning bylaw or as outlined under the Official Community Plan.



## Improvements

- The Property is improved with multiple structures including:
- 1205 6th Avenue; 602-606 12th Street is improved with one two-storey, multi-tenant, commercial building constructed circa 1956. The building contains a total leasable area of 25,120 square feet
    - » Recent renovations to 1205 6th Avenue include:
      - New roof and building exterior including windows and stucco
      - HVAC and electrical
      - Plumbing including sprinklers
  - 616-618 12th Street is improved with a one single storey, multi-tenant (4 units), retail building which totals 2,320 square feet of leasable area.
  - 1206 Nanaimo Street is a residential dwelling built in 1947 consisting of upper level (three bedroom) and lower level (three-bedroom) self contained units – each estimated at 1,097 sf.

## Development

The Property is eligible for development under the existing C-2A zoning bylaw. The intent of this district is to allow mixed use development consisting of pedestrian-oriented commercial businesses and three storeys of residential development above.

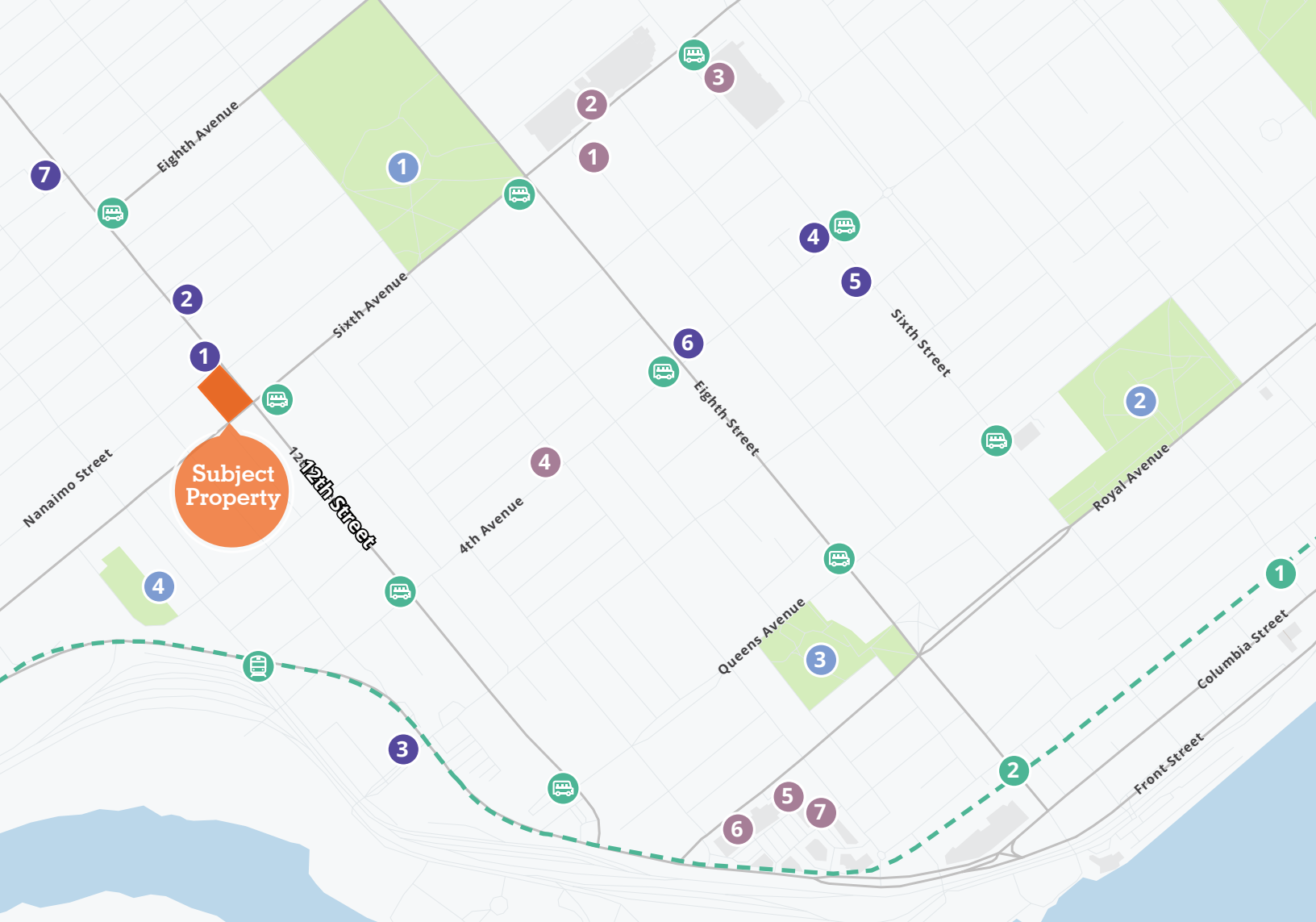
In addition, the Property may be eligible for development under the current Official Community Plan for MIXED USE – LOW RISE (ML) to provide low-rise commercial or commercial and residential mixed-use buildings which create active and engaging principal streets. In circumstances where the Development Permit Area guidelines can be met, a five or six storey building may be considered.

East Elevation along Sixth Avenue



North Elevation along Twelfth Avenue





## Amenities

### SKYTRAIN STATIONS

1. Columbia SkyTrain Station
2. New Westminster SkyTrain Station

### SCHOOLS AND PARKS

1. Moody Park
2. Tipperary Park
3. Simcoe Park
4. Riverside Adventure Park

### SHOPPING & SERVICES

1. New Westminster Public Library
2. Walmart
3. London Drugs
4. Arnies Grocery
5. Columbia Square Plaza
6. Save-On-Foods
7. Starbucks

### FOOD & BEVERAGE

1. Donair Star
2. Wild Thyme
3. Steel & Oak Brewing
4. Hon's Wun-Tun House
5. Taqueria Play Tropical
6. Royal Crown Pizza
7. Domino's Pizza

## Contact us for more information

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