

KLEIN III

PRIME RETAIL STRATA FOR SALE

# 100-624 Agnes Street New Westminster, BC



# Highlights

## PRODUCT TYPE

Prime Retail Strata for Sale

## SUMMARY

### LOCATION

100 - 624 Agnes Street, New Westminster

### UNIT SIZE

3,967 SF

### FEATURES

50 ft Frontage, 5 exclusively  
designated underground parking stalls

### ZONING

C-4 (Central Business District)

### OCP

4 Storey High Density Mixed  
Use Strata Building

## SPECIALISTS



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# Information

Ideal for investors or owner operators alike, Royal LePage Westside Klein Group Commercial presents #100 – 624 Agnes Street, 4 ground floor Retail Strata Units, part of a 4 storey Mixed-Use strata building located in downtown New Westminster. This high traffic retail property is ideally located on Agnes Street, minutes away from the BC Land Title Office, Provincial Court of BC, and both Columbia and New Westminster skytrain stations. This location offers convenient

access to all regional amenities, HWY1 and downtown Vancouver. Featuring 3,967 SF of ground floor retail space, extraordinary wide street frontage, an open layout, high ceilings, interior office and storage, private washrooms, kitchenette, 5 exclusively designated underground parking stalls, 4 additional paid dedicated rental underground parking stalls with lots of customer street parking and loading.

## PROPERTY DETAILS

LOCATION	100 - 624 Agnes Street, New Westminster BC
LOT SIZE	3,967 SF
ZONING	C-4 Central Business District
LEGAL	BLK 25 SP# LMS2133 LD 1 & LD 36
STRATA LOTS	35, 36, 37 & 38
PID	023-443-359, 023-443-375, 023-443-383, 023-443-391
BUILDING TYPE	4 Storey Mixed Use Strata
OCP	4 Storey High Density Mixed Used Strata Building
GROSS TAXES	\$33,690 (2021)
YEAR BUILT	1995
STRATA FEE	\$1,552/m (Current)

## PROPERTY FEATURES

- Located in the economic hub of downtown New Westminister
- Walking distance to the BC Supreme Court, skytrain stations, and amenities
- 5 exclusively designated parking stalls, 4 paid
- Extraordinary wide 50 ft street frontage

SALE TYPE	CAP RATE
Share Sale - VTB can be available	4.60%

PRICE
\$3,125,000

Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# Zoning: C-4 Central Business District

The following principal and accessory uses are permitted. For uses accompanied by a question mark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

## PRINCIPAL USES

- Animal grooming & daycare facilities
- Animal hospitals & veterinary clinics
- Antique stores, charity thrift stores
- Clothing consignment stores
- Second hand specialty stores
- Banks
- Business and professional offices
- Cafes and restaurants
- Child care
- Commercial schools
- Congregate housing
- Cottage breweries\*
- Duplex\*
- Gov't institutions inc. educational judicial facilities
- Health Service Centres; Hotels
- Jewelry manufacturing
- Live-work units\*
- Marinas
- Multiple dwellings
- Personal service establishments
- Reproduction processes printing, publishing, etc
- Public assembly & entertainment uses
- Public transportation depots
- Public utilities
- Retail sale of automobiles, parts & accessories\*
- Retail stores
- Single Detached Dwellings\*
- Studios (artist, display, radio, recording)
- Taxi offices
- Video stores\*
- Wholesaling

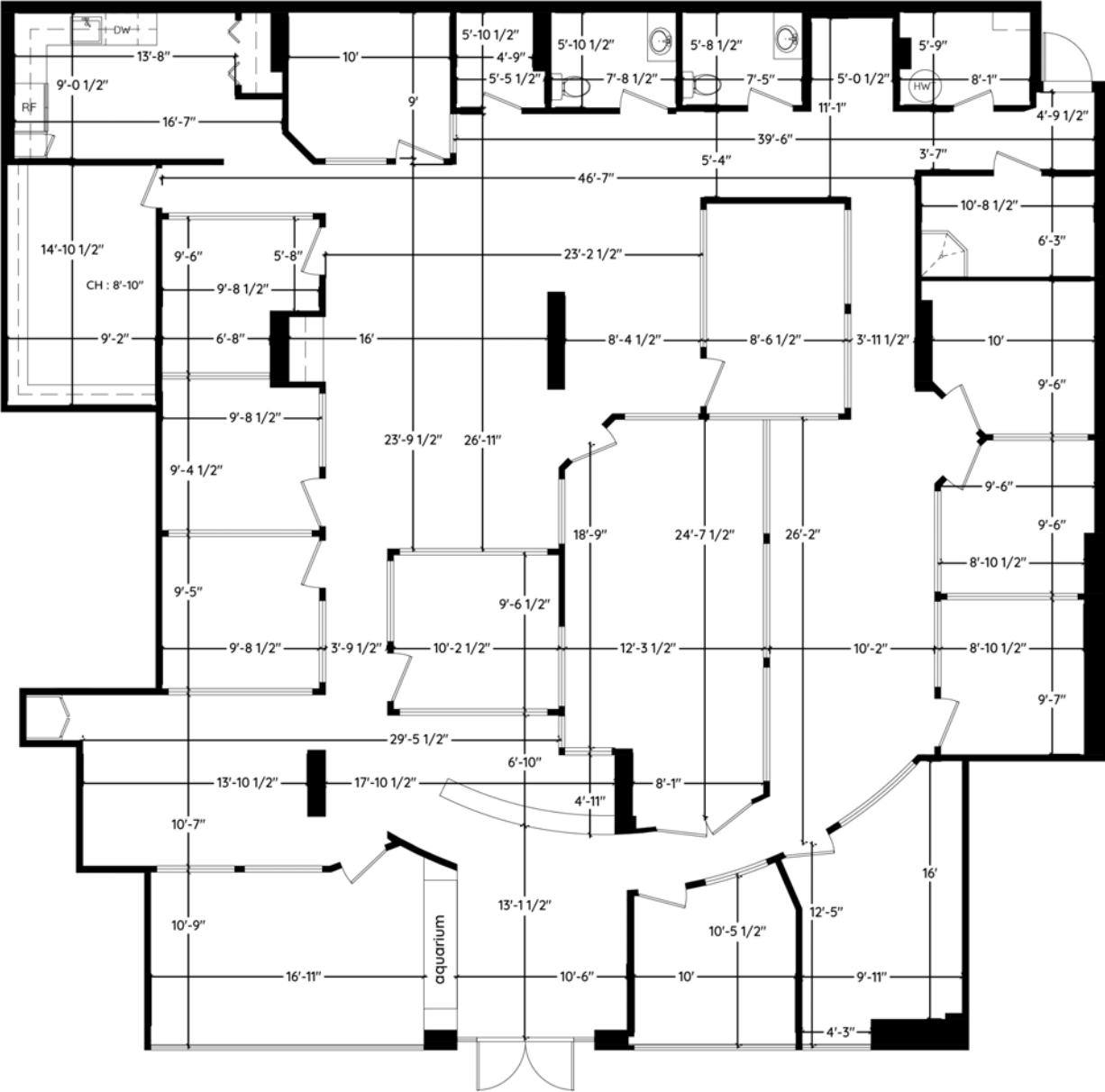
## ACCESSORY USES

- Accessory uses to permitted principal uses\*
- Accessory Recycling Return Centre\*
- Child care in accordance with Section 170.13 of Bylaw\*
- Home based businesses\*



\* Please refer to the city by-laws for other restrictions and regulations that may

# Floorplans



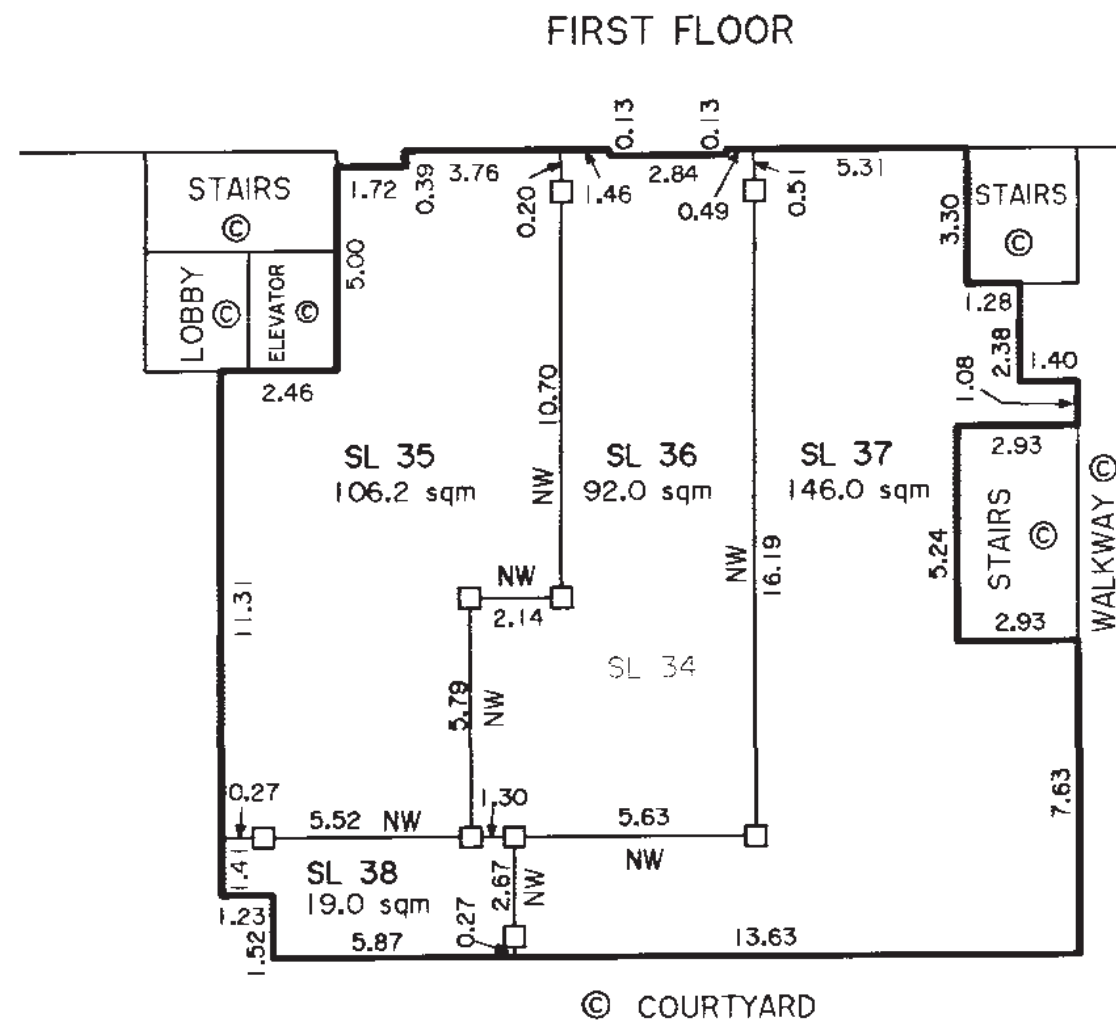
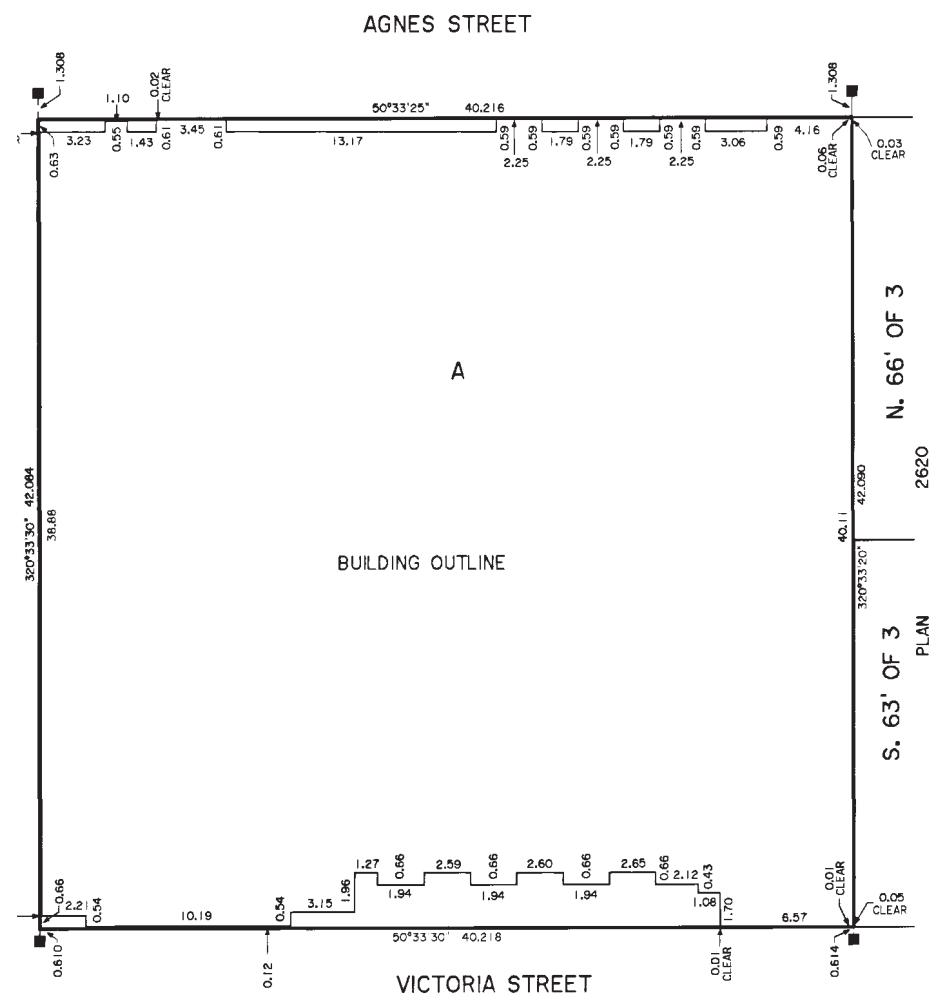
Total Area  
Ceiling Height

3,967 SF  
9'-2"



THE FLOOR PLAN AND THE MEASUREMENTS ARE APPROXIMATE WITH-  
IN +/- 2% AND ARE TO BE USED FOR ADVERTISING USAGE ONLY. MAY  
INCLUDE UNFINISHED AREA. NOT SUITABLE FOR ARCHITECTURAL OR  
CONSTRUCTION. E&O INSURED.

# Strata Plans



# Demographics

Within a 5 minute drive of  
100 - 624 Agnes Street, New Westminster BC

## DEMOGRAPHICS



POPULATION  
54,586



HOUSEHOLDS  
25,698



MEDIAN AGE  
42.6



MEDIAN HOUSEHOLD INCOME  
\$75,386



WALK SCORE  
98



TRANSIT SCORE  
83

## HOUSEHOLD SPENDING



PUBLIC TRANSIT  
\$1,488



MEDICATION  
\$1,004



RENT  
\$6,916



HEALTH CARE  
\$575



FOOD  
\$12,194



CLOTHING  
\$3,196

INFORMATION C/O ESRI CANADA 2023





# Amenities



Subject Area

Provincial Court

LTSA of BC

New Westminster  
Skytrain Station

Columbia  
Skytrain Station



# Photos





# Photos





# Photos





# Photos

