



FOR SALE

610 Blackford Street

New Westminister, BC

29-unit multi-family investment opportunity

CBRE

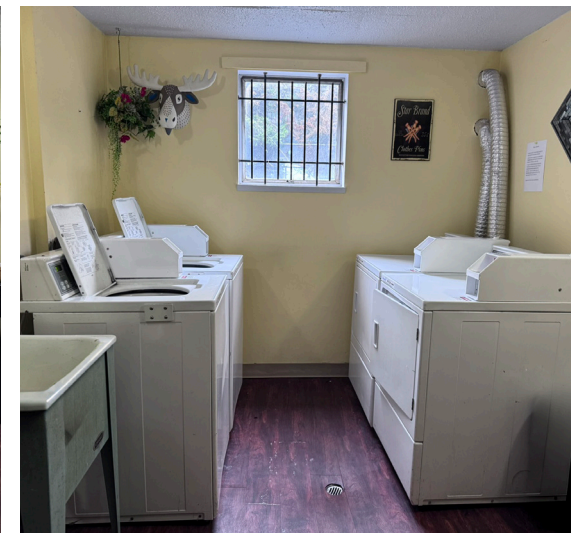
The Opportunity

This offering represents an attractive opportunity to acquire a well-maintained, income-producing apartment building in the established Uptown neighbourhood of New Westminster. Located on Blackford Street between Sixth and Seventh Streets, the property benefits from a highly walkable setting with convenient access to everyday amenities, local retail, parks, and transit connections, supporting consistent tenant demand. The 29-unit building has been professionally managed and undergone significant capital improvements, including roof replacement, building system upgrades, exterior and common area enhancements, and a majority of suites renovated with updated finishes and appliances. This provides investors with stable in-place income complemented by the opportunity to further enhance revenue through the repositioning of remaining unrenovated suites.

Positioned within a mature and well-established rental market, the property offers a compelling balance of current cash flow and value-add potential in a proven multi-family location.

Building Updates

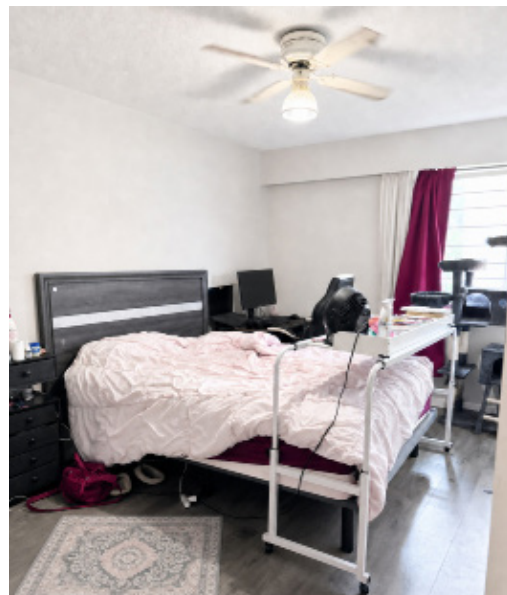
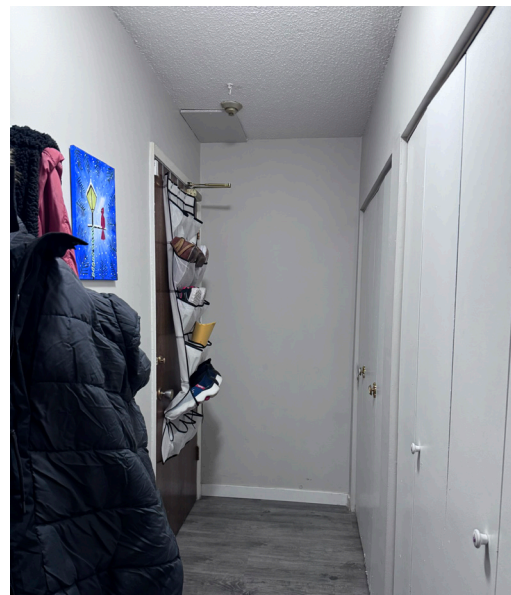
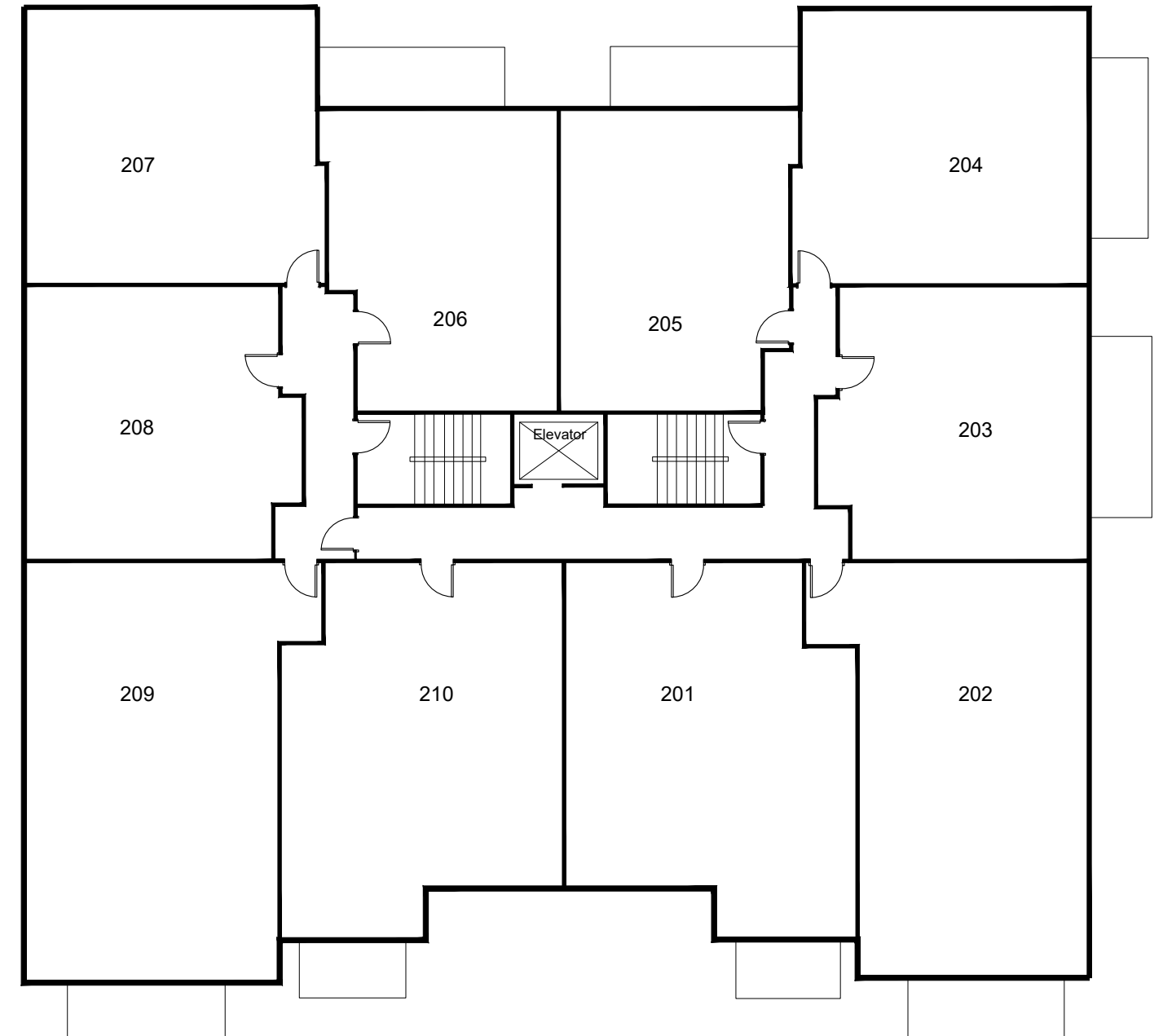
- Roof replacement (January 2020)
- Painted exterior
- Over 60% of suites renovated with new appliances
- Common area upgrades with new flooring, paint, and lighting
- Upgraded boiler and hot water tank



Property Overview

Address	610 Blackford Street, New Westminster, BC
No. of Units	29 units
Unit Mix	6 x Junior one-bedroom 16 x One-bedroom 7 x Two-bedrooms
Site Size	17,820 SF (approx. 0.41 acres)
Frontages	120' along Blackford Street
No. of Storeys	3 plus basement
Parking Stalls	<ul style="list-style-type: none">• 20 underground parking stalls• 12 rear surface parking stalls
Storage Lockers	32 storage lockers
Laundry	2 x washers 2 x dryers
Year Built	1968
2026 BC Assessment	\$6,337,000 (Land: \$3,831,000; Improv: \$2,506,000)
Current Zoning	RM-2 - Multiple Dwelling Districts (Low Rise)

Second Floor



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Guidance

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Agents



New Westminister

A WALKER'S PARADISE **98**

Situated in the heart of Metro Vancouver, New Westminister offers a compelling blend of historic charm, urban convenience, and strong rental fundamentals that make it highly attractive for apartment building investment. Ideally positioned along the Fraser River, the city provides excellent regional connectivity via the SkyTrain network, with multiple stations linking directly to Downtown Vancouver, Burnaby, Surrey, and beyond. This transit-oriented accessibility supports sustained tenant demand, particularly among professionals and commuters seeking more attainable rental options outside Vancouver's core. The property's location within New Westminister further benefits from proximity to key amenities such as Columbia Street's revitalized retail corridor, the River Market, major employment nodes, and waterfront parks—enhancing livability and long-term tenant appeal. Coupled with ongoing residential intensification and limited land supply, properties in well-located pockets of New Westminister are well positioned to capture stable cash flow and long-term appreciation, making this an exceptional opportunity for investors seeking both income and growth.

74 TRANSIT SCORE

Commute to Downtown New Westminister

Commute Times



1 min



5 min



1 min



7 min



Commute to Downtown Vancouver



45 min





FOR SALE

Pricing Guidance

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