FOR SALE
RETAIL/OFFICE

SAPPERTON
#201 – 129 E. Columbia St.
New Westminster, B.C.

REDUCED SALE PRICE

Tired of your landlord? Buy your office and build equity in your business!

Buy this air-conditioned commercial retail/office end unit strategically located minutes away from Royal Columbian Hospital and midway between Hwy 1 and the Pattulo Bridge. Features include a reception area, work stations, three private glassed-in offices, and a meeting room for a total space of 809 sq.ft.*. Washroom facilities and also a kitchen for coffee breaks and meals with two free parking spaces to the rear.

This convenient location is on a busy New Westminster intersection at E. Columbia St. and Brunette Ave. in the Sapperton neighbourhood next to Coquitlam and Burnaby borders. New Westminster is the central gateway to Vancouver, Burnaby, Richmond to the west and the Fraser Valley to the east. Easy access to all arterial routes including Vancouver International Airport, B.C. ferry services and the U.S. border.

Call Bill Hamilton today!

**Approximate size*

Features

- **End unit on high traffic intersection**
- **Total space: 809 sq.ft.***
- **Reception area, work stations**
- **3 glassed-in private offices**
- **Meeting room**
- **Kitchen & washroom**
- **Near Sapperton SkyTrain Station**
- **A/C**
- **On arterial routes**
- **2 free parking spaces to the rear**
- **Zoning C-1**

* *Approximate size*

Grand Central REALTY

New Westminster commercial strata property for sale. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Sale or Lease of the property is subject to prior sale or lease, withdrawal or change without notice.

Contact

BILL HAMILTON
Personal Real Estate Corporation
Commercial Real Estate
Cell: 604-351-4400
billhamilton.ca

PLATINUM AWARD Grand Central REALTY 2021 - 2025

Grand Central Realty
3700 N Fraser Way, #230
Burnaby, B.C. V5J 5H4

FOR SALE
RETAIL/OFFICE

SAPPERTON
#201 – 129 E. Columbia St.
New Westminster, B.C.

Civic Address	**#201 – 129 E. Columbia St., New Westminster, B.C. V3K 3V7**
Total Size	809 sq.ft.*
PID	024-331-635
Legals	Strata Lot 7, Suburban Block 3, Plan LMS3750, Group 1, 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 1 or V. as appropriate.
Gross Taxes (2025)	$4,753.32
Strata Fees	$557.86 per month.
Parking	2 free parking spaces to the rear of the building.
Zoning	C-1 Local Commercial Districts

Approximate size

NEW SALE PRICE: ~~$699,000.00~~ $669,000.00

Grand Central REALTY

New Westminster commercial strata property for sale. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Sale or Lease of the property is subject to prior sale or lease, withdrawal or change without notice.

Contact

BILL HAMILTON
Personal Real Estate Corporation
Commercial Real Estate
Cell: 604-351-4400
billhamilton.ca

PLATINUM AWARD Grand Central REALTY 2021 - 2025

Grand Central Realty
3700 N Fraser Way, #230
Burnaby, B.C. V5J 5H4

FOR SALE
RETAIL/OFFICE

SAPPERTON
#201 – 129 E. Columbia St.
New Westminster, B.C.

New Westminster's oldest historical district is Sapperton, named after the Royal Engineers Columbia Detachment known as 'The Sappers' formed in August 1858 to help the Governor of British Columbia keep order during the Fraser Canyon Gold Rush. The neighbourhood originally housed the barracks and homes for the Sappers and their families with the unit eventually being disbanded in July 1863. Since then, this eclectic river front community has experienced booming economic growth with development, high rises and attracting unique businesses. Sapperton includes the Brewery District of New Westminster together boasting a vibrant social scene – all in all a great place to live, work and play!

Grand Central REALTY

New Westminster commercial strata property for sale. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Sale or Lease of the property is subject to prior sale or lease, withdrawal or change without notice.

Contact

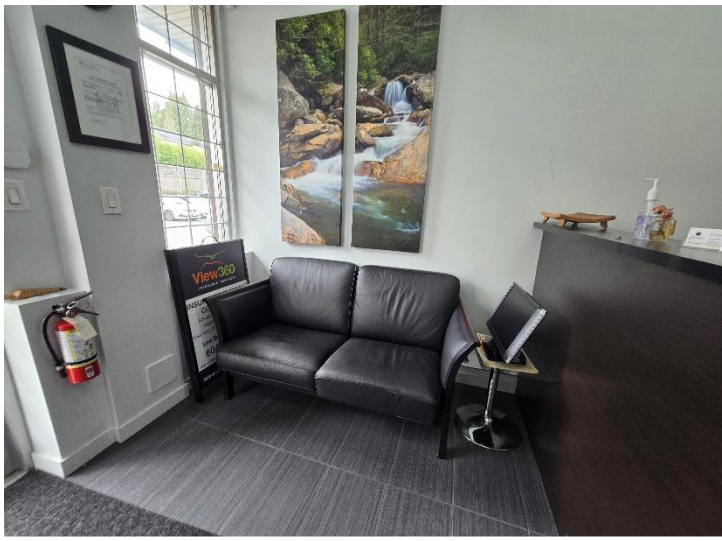
BILL HAMILTON
Personal Real Estate Corporation
Commercial Real Estate
Cell: 604-351-4400
billhamilton.ca

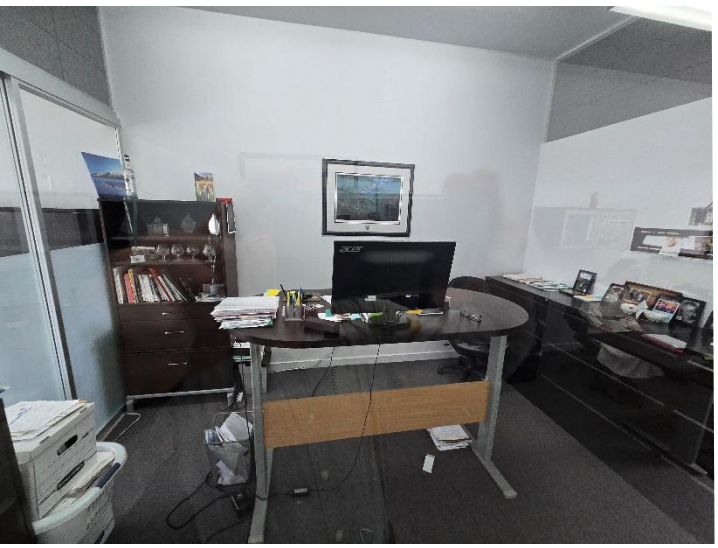
PLATINUM AWARD Grand Central REALTY 2021 - 2025

Grand Central Realty
3700 N Fraser Way, #230
Burnaby, B.C. V5J 5H4

FOR SALE
RETAIL/OFFICE

SAPPERTON
#201 – 129 E. Columbia St.
New Westminster, B.C.





Grand Central REALTY

New Westminster commercial strata property for sale. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Sale or Lease of the property is subject to prior sale or lease, withdrawal or change without notice.

Contact

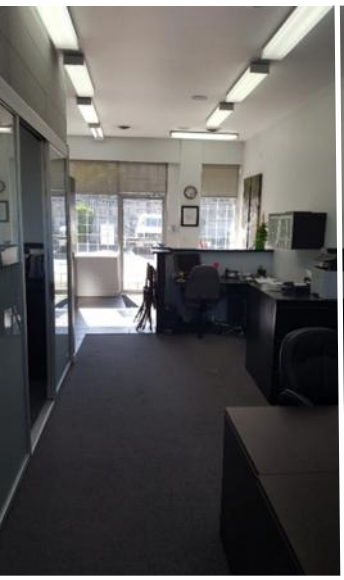
BILL HAMILTON
Personal Real Estate Corporation
Commercial Real Estate
Cell: 604-351-4400
billhamilton.ca

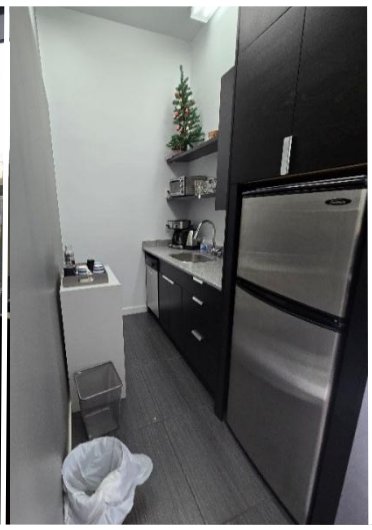
PLATINUM AWARD Grand Central REALTY 2021 - 2025

Grand Central Realty
3700 N Fraser Way, #230
Burnaby, B.C. V5J 5H4

FOR SALE
RETAIL/OFFICE

SAPPERTON
#201 – 129 E. Columbia St.
New Westminster, B.C.





New Westminster commercial strata property for sale. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Sale or Lease of the property is subject to prior sale or lease, withdrawal or change without notice.

Contact

BILL HAMILTON
Personal Real Estate Corporation
Commercial Real Estate
Cell: 604-351-4400
billhamilton.ca

PLATINUM AWARD Grand Central REALTY 2021 - 2025

Grand Central Realty
3700 N Fraser Way, #230
Burnaby, B.C. V5J 5H4

FOR SALE
RETAIL/OFFICE

SAPPERTON
#201 – 129 E. Columbia St.
New Westminster, B.C.

510 Local Commercial Districts

510.1 *The intent of this district is to allow local, pedestrian-oriented commercial uses.*

NEW WESTMINSTER
C-1

Permitted Uses

510.2 The following uses and no others shall be permited in the (C-1) district:

510.3 *Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores*

510.3.1 *Accessory Recycling Return Centres, in accordance with Section 170.14 of this Bylaw* **(BYLAW 7308, 2009)**

510.3.2 *Animal Grooming Facilities and daycare;* **(BYLAW 7460, 2011; 7893, 2017)**

510.4 *Audio recording studios not exceeding 400 square feet (37.16 square metres) in area*

510.5 *Banks*

510.6 *Deleted* **(BYLAW 7308, 2009)**

510.7 *Business and professional offices*

510.8 *Cafés or restaurants, excluding drive-in restaurants and drive through restaurants;* **(BYLAW 7478, 2011)**

510.9 *Child care in a non-residential building or portion of a non-residential building*

510.10 *Commercial schools*

510.11 *Home based businesses*

510.12 *Housing units used in the same building with and additional to any of the permitted non-residential uses provided that no portion of the first storey at street level or any storey below this level shall be used for residential purposes except for entrances and passageways to such housing units*

510.13 *Libraries*

** For a full description: https://www.newwestcity.ca/database/files/library/500_Commercial_as_of_Nov_18_2024.pdf*

Grand Central REALTY

New Westminster commercial strata property for sale. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Sale or Lease of the property is subject to prior sale or lease, withdrawal or change without notice.

Contact

BILL HAMILTON
Personal Real Estate Corporation
Commercial Real Estate
Cell: 604-351-4400
billhamilton.ca

PLATINUM AWARD Grand Central REALTY 2021 - 2025

Grand Central Realty
3700 N Fraser Way, #230
Burnaby, B.C. V5J 5H4

FOR SALE
RETAIL/OFFICE

SAPPERTON
#201 – 129 E. Columbia St.
New Westminster, B.C.

510 Local Commercial Districts

NEW WESTMINSTER
C-1

510.14 *Personal service establishments being barber shops, beauty parlours, dry cleaning shops (automatic self-service only), dry cleaning establishments, electrical appliance repair shops, florist shops, launderettes (automatic self-service only), shoe repair shops, tailor or dressmaker shops, printing using photographic processes, letter pressing, blue printing, silk screening and lithographing*

510.14.1 *Retail liquor store, as defined in this Bylaw but is not required to be contiguous to a Licensed Liquor Primary establishment, limited to the location at 800 Twentieth Street (Alias: 812 Twentieth Street) (Legal Description: LOT 1 DISTRICT LOT 172 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 6996; PID: 011-241-152)* **(BYLAW 8443, 2024)**

510.15 *Retail sale of new automobile parts and accessories*

510.16 *Retail stores* **(BYLAW 6991, 2005)**

510.17 *Video stores*

510.18 *Accessory buildings and uses provided that all accessory buildings:*

a) shall not exceed one storey or a height of 15 feet (4.57 metres) measured from the finished floor of the building;

b) shall not be located in the required front yard;

c) shall be located not closer than 5 feet (1.52 metres) from a rear or side site line;

d) shall be located not closer than 10 feet (3.05 metres) from a window of a habitable room on an adjoining site;

e) shall not occupy more than ten percent (10%) of the site area;

f) shall be located not closer than a distance of 15 feet (4.57 metres) from the corner of a site at the intersection of a street and lane.

** For a full description: https://www.newwestcity.ca/database/files/library/500_Commercial_as_of_Nov_18_2024.pdf*

Grand Central REALTY

New Westminster commercial strata property for sale. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Sale or Lease of the property is subject to prior sale or lease, withdrawal or change without notice.

Contact

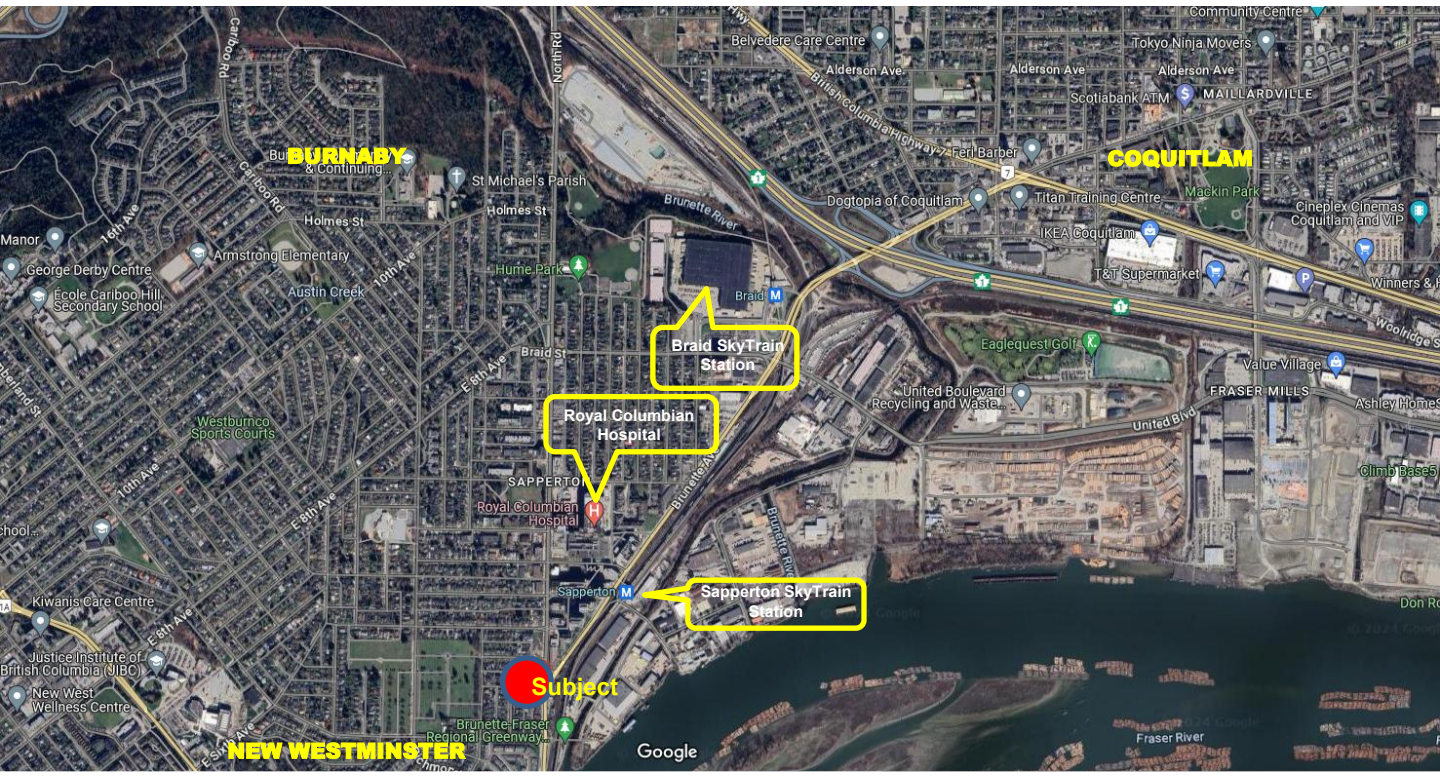
BILL HAMILTON
Personal Real Estate Corporation
Commercial Real Estate
Cell: 604-351-4400
billhamilton.ca

PLATINUM AWARD Grand Central REALTY 2021 - 2025

Grand Central Realty
3700 N Fraser Way, #230
Burnaby, B.C. V5J 5H4

FOR SALE
RETAIL/OFFICE

SAPPERTON
#201 – 129 E. Columbia St.
New Westminster, B.C.



Grand Central REALTY

New Westminster commercial strata property for sale. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Sale or Lease of the property is subject to prior sale or lease, withdrawal or change without notice.

Contact

BILL HAMILTON
Personal Real Estate Corporation
Commercial Real Estate
Cell: 604-351-4400
billhamilton.ca

PLATINUM AWARD Grand Central REALTY 2021 - 2026

Grand Central Realty
3700 N Fraser Way, #230
Burnaby, B.C. V5J 5H4