

WILLIAM | WRIGHT

Commercial Real Estate Services

**453 E COLUMBIA STREET
NEW WESTMINSTER, BC
FOR SALE**



- OVER 42 YEARS IN BUSINESS
- NO DEMO CLAUSE
- GREAT EXPOSURE ONTO E COLUMBIA ST
- HIGHLY SOUGHT AFTER COMMERCIAL DISTRICT

FOR MORE INFORMATION CONTACT
NATHAN ARMOUR / nathan@williamwright.ca
604.545.0636

453 E COLUMBIA ST, NEW WESTMINSTER

William Wright Commercial is proud to present the opportunity to purchase White rose dry cleaner this business has been servicing the community for over 42 years with a long list of clientele and great exposure to East Columbia this is a prime opportunity to purchase a well-established business. With attractive rental rates and a Landlord not planning to redevelop this property, this location is a great opportunity for any business owner looking for a long-term location.



SIZE
+/- 850 SQFT

ZONING
C-3 (C-2A)

PRICE
\$64,900.00





LOCATION

The Sapperton neighborhood offers a transitioning demographic with a younger dominant age group. The Primary Trade Area consists of a radius of approximately 2 km around the subject site and boasts a positive demographic such as a 7.7% growth rate and average household income of over \$96,000 per annum. The City of New Westminster is situated in the geographic center of Metro Vancouver bounded by Burnaby to the West, Coquitlam to the North, and the Fraser River to the South-East. New Westminster has a population of approximately 72,449 and a projected growth rate of 6.8% (2016-2021).

FOR MORE INFORMATION CONTACT

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JOIN OTHER TENANTS IN THE AREA

- | | |
|------------------------------------|---|
| 01 PAPPA LEO'S PIZZA | 08 SUBWAY |
| 02 CHAN'S GARDEN | 09 TIM HORTONS |
| 03 SAPPERTON LIQUOR STORE | 10 HOMESPUN CAFE |
| 04 ROYAL FARM MARKET | 11 BROWNS SOCIALHOUSE BREWERY DISTRICT |
| 05 THAI NEW WEST RESTAURANT | 12 STEVE'S POKÉ BAR |
| 06 STARBUCKS | |
| 07 ROYAL COLUMBIAN HOSPITAL | |



williamwright.ca



Vancouver Office
430-605 Robson Street
Vancouver, BC
604.428.5255

New Westminster Office
350-522 7th Street
New Westminster, BC
604.545.0636

Fraser Valley Office
210-8029 199th Street
Langley, BC
604.546.5555

Victoria Office
843 Johnson Street
Victoria, BC
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Kelowna Office
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Property Management Office
200-808 W Hastings Street
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