


**ACTIVE**  
**C8034075**  
**Board: V**  
 Multi-Family Commercial

**1007 SIXTH AVENUE**  
 New Westminster  
 Moody Park  
 V3M 2B7

**\$2,750,000** (LP)  
 (SP)  
 (LR sq. ft. p/a) 



A two storey, 9-unit low maintenance apartment building located across from Moody Park in New Westminster, BC. The building is fully occupied and has achieved superior and consistent rental revenue with an excellent tenant roster. Tenants pay all their own utilities including heat and hot water. Central location with the Royal City Mall, directly across the park, a 5 minute walk away. There is a bus stop immediately outside the building and two separate Skytrain Stations are only a 15-20 minute walk or a 7 minute bus ride away. 3.4% cap rate on list price!

**P.I.D.:** 003-679-667

**Property Type:** Multi-Family Commercial

**Zoning/Land Use:** NR-1

**Land Sz SF/Acres:** 6,825 / 0.16

**Brochure:**

**Prop. Tax/Year:** \$9,200.08 / 2020

**Width / Depth:** /

**Transaction Type:** For Sale

**Sale Type:** Asset

**Virtual Tour:**

#### Property Details

**Interest In Land:** Freehold

**Environmental Assessment Phase:**

**Occupancy:** Tenant

**Seller's Rights Reserved:** No

**Amenities:**

**Site Services:**

**Restrictions:** None Known

#### General Building Details

**Subj. Space SqFt:** **Width / Depth:** /

**Year Built:**

**Complex Name:**

**# of Buildings:**

**# of Storeys:**

**# of Loading Doors:**

**# of Grade Doors:**

**Parking Spaces:** 8

**# of Elevators:**

**Roof:** Torch On

**HVAC:** Separate Water Heaters

**Building Type:** Low Rise (2-4 storeys)

**Construction Type:** Wood Frame

**Office Area Sq Ft:**

**Mezzanine Area Sq Ft:**

**Retail Area Sq Ft:**

**Other Area Sq Ft:**

**Warehouse Area Sq Ft:**

#### Lease Details

**Leased Rate Sq. Foot:**

**Lease Op Cost SqFt:**

**Lease SubLease:**

**Leased Size Sq. Foot:**

**Additional Rent/SF:**

**Tot. Spce Avail for Lse:**

**Lease Type:**

**Lease Term (Months):**

**Subj. Unit Cont. Spce:**

**Lease Expiry Date:**

**Firm:** TRG Commercial Realty Ltd.

