LEUNG REAL ESTATE GROUP

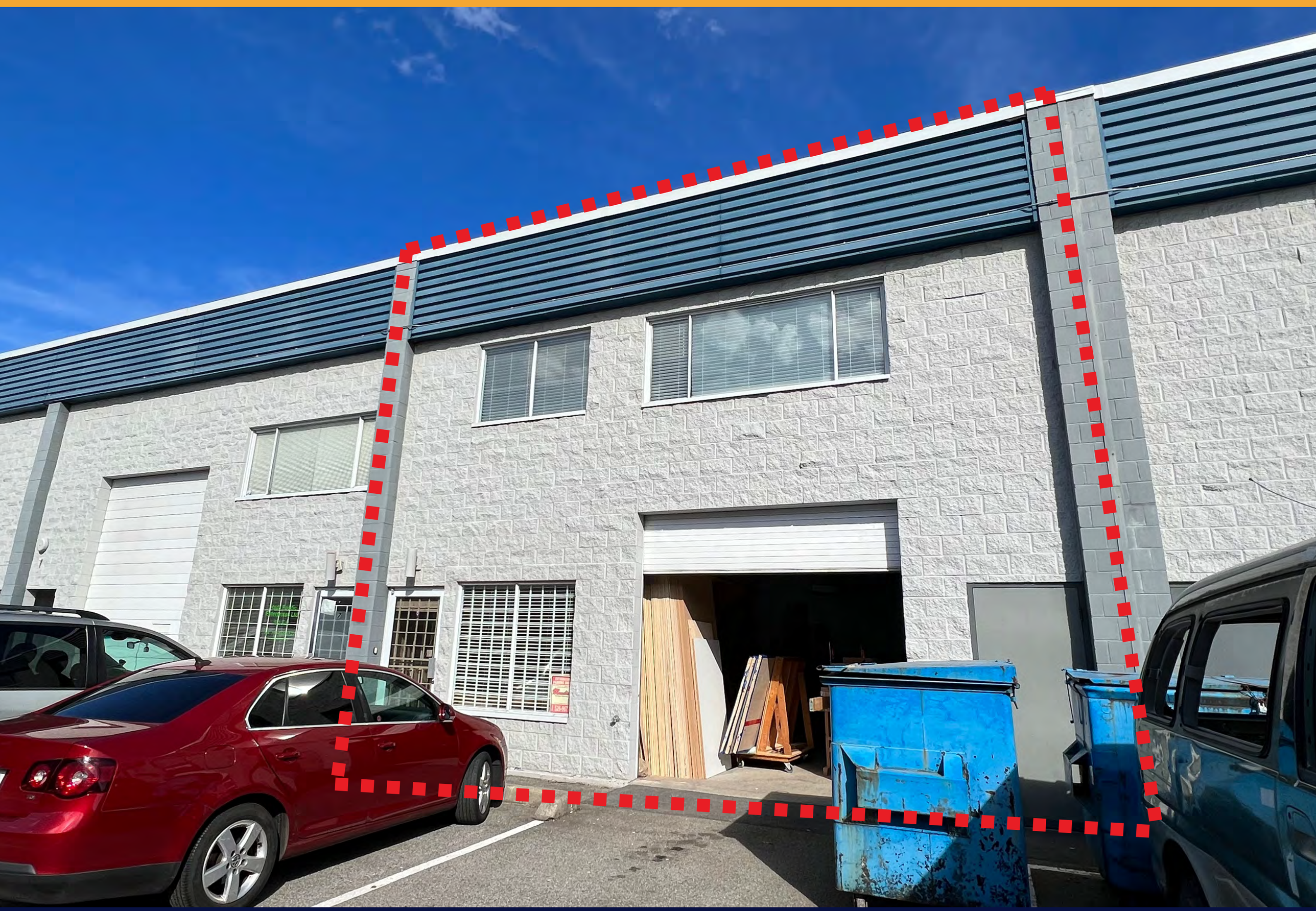
COMMERCIAL REAL ESTATE

#9 TOP COMMERCIAL SMALL TEAM 2022 (CANADA) RE/MAX
#18 TOP COMMERCIAL SMALL TEAM 2022 (WORLDWIDE) RE/MAX

RE/MAX CITY REALTY
EN • 中文

FOR SALE
M1 STRATA WAREHOUSE

816 BOYD ST UNIT #8, NEW WESTMINSTER



ASKING PRICE: CONTACT LISTING AGENT FOR PRICE

CHRISTOPHER LEUNG
COMMERCIAL & INVESTMENT REAL ESTATE
REIBC NOMINEE

778 951 1515
CHRISLEUNGREALTY@HOTMAIL.COM

DESCRIPTION

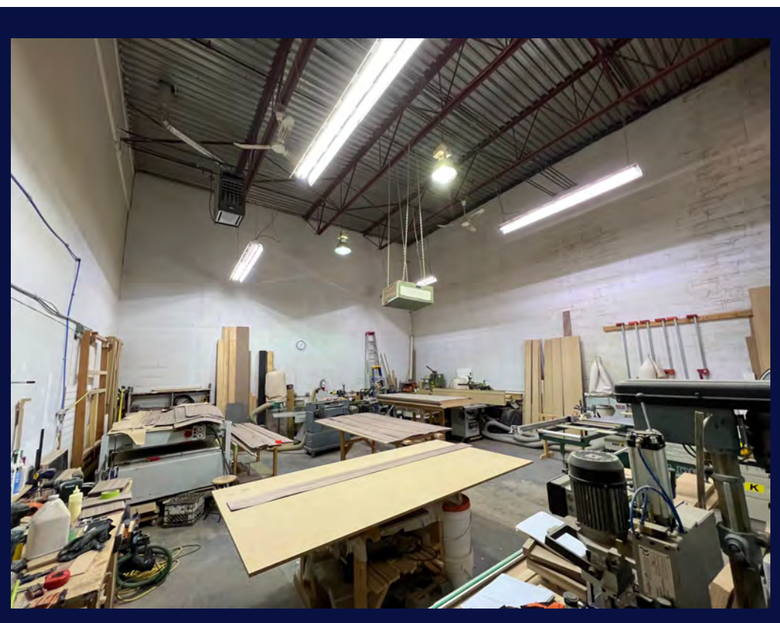
If you're in the market for an industrial unit, then this M1-zoned warehouse is definitely worth a closer look. Spanning 2,156 sq ft, it offers ample space for a variety of businesses, and the built-out mezzanine with a separate entrance provides additional office that could easily be utilized by potential tenants.

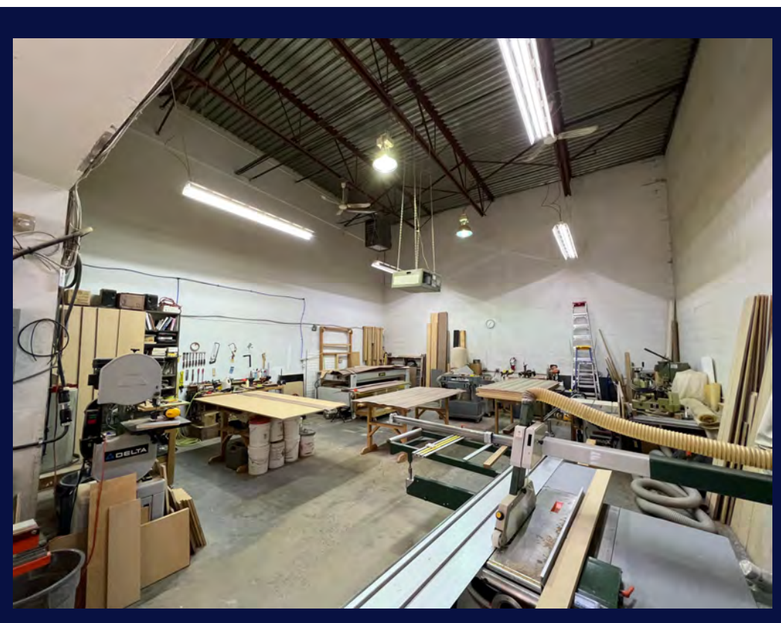
Currently set up as a turnkey woodworking business, this unit comes with an air compressor setup and upgraded power, making it an excellent fit for businesses such as mechanic shops, body shops, and car dealerships as well. The flexible layout of the space offers plenty of room for small business operations and could easily be adapted to suit your specific needs.

The strategic location of this unit is another major selling point, with easy access to the 91A Hwy and the Queensborough Bridge providing a direct link to Burnaby, Vancouver, Surrey, Richmond, and Delta. This makes it an ideal location for businesses looking to reach a wider customer base and take advantage of major transportation routes.

The unit comes with two designated parking stalls and street parking, providing convenience for both operators and visitors. Whether you're an end-user looking to establish or expand your business, or an investor looking to add to your portfolio, this is a rare chance to acquire a premium industrial unit with added features and with a second level for rental income.

Unit will be provided with vacant possession.








PROPERTY INFORMATION

LEGAL: STRATA LOT 8, PLAN LMS205, DISTRICT LOT 757, 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

P.I.D: 017-558-913

ZONING: M1 LIGHT INDUSTRIAL

GOVERNMENT ASSESSMENT (2023)

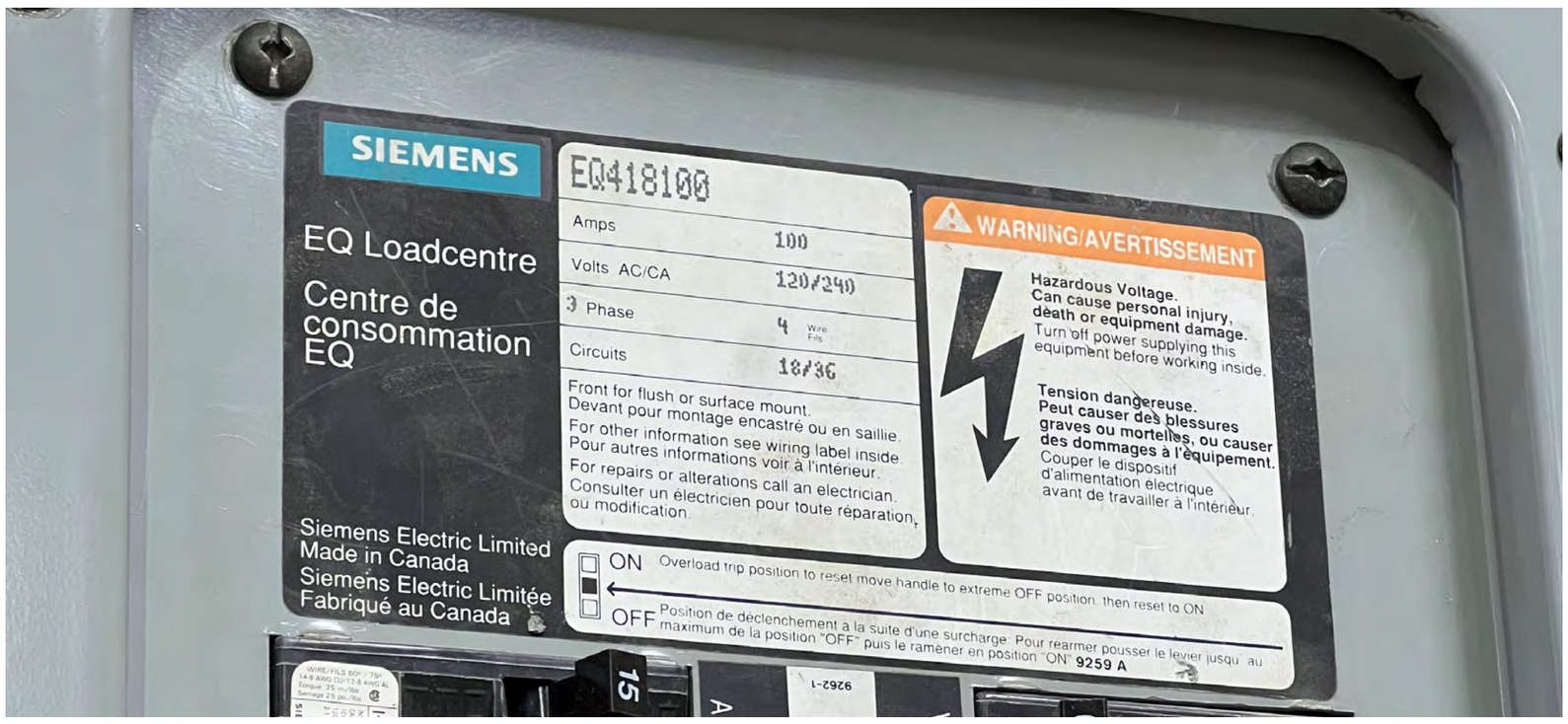
LAND: $750,000
IMPROVEMENT: $85,300
TOTAL: $835,300
TAX (2022): $7,850.31

BUILDING INFORMATION

UNIT SIZE: 2,156 SQFT
STRATA FEE: $391.80/MONTH
BUILT YEAR: 1991

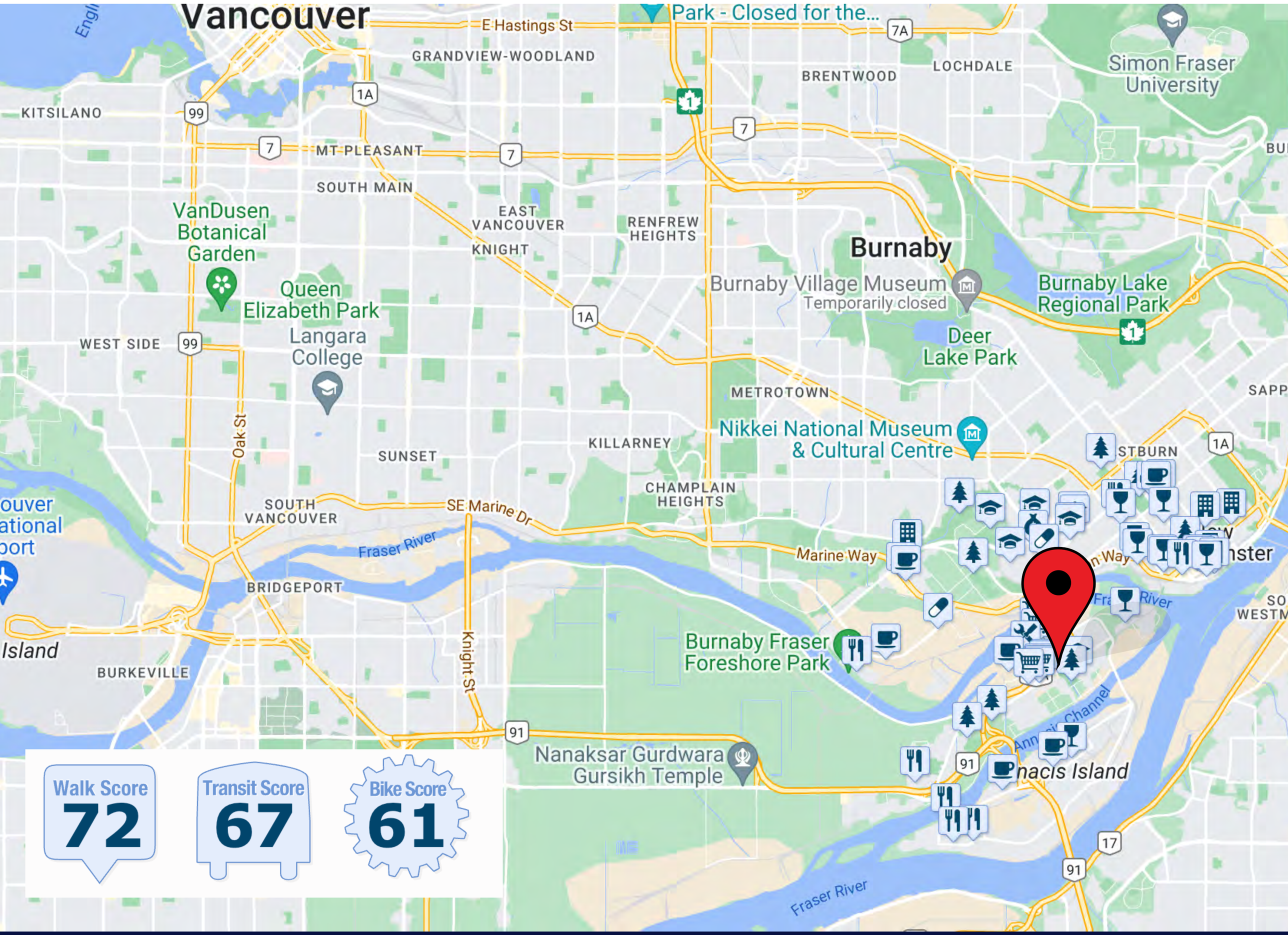
POWER

2 breakers that supply power to the workshop and Second level office separately





MAP



Corporation of the City of
NEW WESTMINSTER

Site Map



0.2 0 0.10 0.2 Kilometers

NAD_1983_UTM_Zone_10N
CNW GIS Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Legend

City Boundary

Notes

Corporation of the City of
NEW WESTMINSTER

OCP



Legend

City Boundary

Downtown OCP

- P/S
- P/OS
- CHMU
- CW
- CD
- IHCC
- MUHD
- MER/P
- PBRS
- RLA
- RMA
- RTA
- S/I
- T
- STS
- UNDEFINED

Mainland OCP

- RD
- RGO
- RT
- RM
- RH
- ML
- MH
- BDMU
- SGTMC
- RHC
- CHC
- C
- ME
- I
- U

Notes

0.2 0 0.10 0.2 Kilometers

NAD_1983_UTM_Zone_10N
CNW GIS Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

(I) INDUSTRIAL



Purpose: To allow industrial uses including heavy and light industrial uses and those industrial uses that are dependent on riverfront access. Large sites with this designation should be preserved for large scale or land intensive uses and as such, subdivision is discouraged.

Principal Forms and Uses: Industrial.

Complementary Uses: Residential uses ancillary to the business on these properties (i.e. caretaker units), utilities, transportation corridors, parks, open space, and community facilities.

Heritage Assets: Creative reuse of heritage assets is encouraged.

(U) UTILITIES AND TRANSPORTATION INFRASTRUCTURE



Purpose: To allow utilities (e.g. pump stations, electrical substations) or major transportation corridors (e.g. rail tracks, SkyTrain) which are expected to remain in the long term.

Principal Forms and Uses: Utilities and other non-major transportation infrastructure (e.g. trails, greenways, bike paths, roads).

Complementary Uses: Parks and open spaces where they do not conflict with the principal use.

(IN) INTERTIDAL



Purpose: To preserve intertidal areas of the Fraser River foreshore in a predominantly natural state. Approval from other agencies (e.g. Port of Vancouver) may also be required prior to development being approved.

Principal Forms and Uses: Natural habitat areas.

Complementary Uses: Uses such as lookouts, trails, docks, and marine commercial and working river uses such as wharfs, are permitted as long as the surrounding natural habitat is enhanced.

(P) MAJOR INSTITUTIONAL



Purpose: This designation applies to areas used for large scale institutional uses such as schools and hospitals.

Principal Forms and Uses: Institutional uses.

Complementary Uses: Some ancillary commercial and residential uses may be permitted.

Corporation of the City of
NEW WESTMINSTER

Zoning Map



Legend

City Boundary

Zoning Labels

- <Null>
- Agricultural
- Apartment (High Rise)
- Apartment (Low Rise)
- Commercial
- Duplex
- Industrial
- Institutional
- Mixed
- Single Detached
- Townhouse
- Unzoned

Zoning Fill

- <Null>
- Agricultural
- Apartment (High Rise)
- Apartment (Low Rise)
- Commercial
- Duplex
- Industrial
- Institutional
- Mixed
- Single Detached
- Townhouse
- Unzoned

Notes

0.2 0 0.10 0.2 Kilometers

NAD_1983_UTM_Zone_10N
CNW GIS Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

710. Light Industrial Districts (M-1)

710.1 The intent of this district is to allow light industrial uses.

Permitted Uses

710.2 *The following uses and no others shall be permitted in the (M-1) district:*

710.2.1 *A caretaker suite accessory to a permitted commercial or industrial use on the same site, with a floor area not exceeding 814 square feet, on Block A District Lot 172 Group 1 New Westminster District* **(BYLAW 7778, 2015)**

710.3 *Acetylene or electric welding;*

710.4 *Animal grooming and Daycare facilities;* **(BYLAW 7058, 2005)**

710.5 *Auctions;* **(BYLAW 7615, 2013)**

710.6 *Deleted;* **(BYLAW 7615, 2013)**

710.7 *Deleted;* **(BYLAW 7510, 2012)**

710.8 *Deleted;* **(BYLAW 8287, 2021)**

710.9 *Bottling works;*

710.10 *Broom manufacturing;*

710.11 *Cafes and restaurants not exceeding 140 square metres (1505.00 square feet) in gross floor area, excluding drive-in restaurants and drive-through restaurants;* **(BYLAW 7478, 2012)**

710.11.1 *Cannabis productions facilities limited to the location at 1135 Tanaka Court (Legal Description: LOT 3, DISTRICT LOT 758, NEW WEST DISTRICT, PLAN BCP43340 GROUP 1; PID: 028-124-073) and provided that:*

(a) all operations related to the production, storage and processing of cannabis must occur within a completely enclosed building; and

(b) the site on which the cannabis production facility is located must be at least 60.9 metres (200 feet) from any site used for a school or for any residential use. This distance shall be measured in a straight line from the property lines of each site.

(BYLAW 8250, 2021)

710.12 *Car washing establishments;*

710.13 *Child care in a non-residential building or portion of a non-residential building as an accessory use to a building or buildings on the site;*

710.14 *Cigar and cigarette manufacturing;*

710.15 *Clay and clay products;*

710.16 *Cleaning and dyeing works;*

710.17 *Clothing garments and hat manufacturing;*

710.18 *Deleted;* **(BYLAW 7510, 2012)**

710.19 *Deleted;* **(BYLAW 7510, 2012)**

710.20 *Cosmetic manufacturing;*

710.21 *Delivery and express facilities;*

710.22 *Deleted;* **(BYLAW 7510, 2012)**

710.22.1 *Electrical utilities limited to the following location being lands legally described as Parcel Identifier 023-364-068, LOT 1, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN LMP27313 GROUP 1;* **(BYLAW 8100, 2019)**

710.23 *Experimental laboratories;*

710.24 *Frozen food lockers;*

710.25 *Deleted;* **(BYLAW 7510, 2012)**

710.26 *Deleted;* **(BYLAW 8172, 2020)**

710.27 *House moving equipment and wrecking;*

710.28 *Deleted;* **(BYLAW 7615, 2013)**

710.29 *Jewellery manufacturing;*

710.30 *Knitting mills;*

710.31 *Laboratories, scientific and research;*

710.32 *Laundries*

710.32.1 *Lounge Endorsement Area for which the actual occupant load shall not exceed 30 persons;* **(BYLAW 7622, 2013)**

710.32.2 *One lounge endorsement area for which the actual occupant load shall not exceed 100 persons (with the indoor area not exceeding 89 persons) limited to the following location being lands legally described as: Parcel Identifier 006-639-453, LOT 7 SUBURBAN BLOCK 6 PLAN 73589.*

(BYLAW 7981, 2018; 8257, 2021)

710.33 *Lumber yards to be enclosed with a closed fence at least 6 feet (1.83 metres) in height;*

710.34 *Machine shops;*

710.35 *Mattress manufacturing;*

710.36 *Milk distribution stations;*

710.37 *Mini storage buildings which may include one housing unit for a manager/caretaker;*

710.38 *Deleted;* **(BYLAW 8287, 2021)**

710.39 *Novelty and toy manufacturing;*

710.40 *Office, workshop and indoor storage uses for trade contractors;* **(BYLAW 7615, 2013)***;*

710.41 *Ornamental iron works;*

710.42 *Deleted;* **(BYLAW 7510, 2012)**

710.43 *Poultry storage (wholesale only);*

710.44 *Printing, publishing and bookbinding, blue printing and photostatting, lithographing, engraving, stereotyping and other reproduction processes;*

710.45 *Manufacturing of food and beverage products;* **(BYLAW 7622, 2013)**

710.46 *"Public assembly and entertainment use, excluding bingo halls, clubs and lodges, community centre, curling rinks and trampoline centres;* **(BYLAW 7273, 2008; 8287, 2021)**

710.47 *Public transportation depots;*

710.48 *Radio and television broadcasting, relaying and receiving masts, aerials and towers provided they comply with Section 170.4 of this Bylaw, railway yards, sewerage pumping stations, transmission lines;*

710.49 *Recycling Return Centre in accordance with Section 170.14 of this Bylaw, except in the area bounded by Columbia Street, Quayside Drive, Third Avenue, Fourteenth Street, Fourth Avenue and Mc Bride Boulevard;* **(BYLAW 7308, 2009)**

710.50 *Retail building supply establishments;*

710.51 *Deleted;* **(BYLAW 8287, 2021)**

710.52 *Riding academies;*

710.53 *Rubber and metal stamp manufacturing;*

710.54 *Sales, servicing and repairing of new or used automobiles, parts and accessories, but excludes automobile wrecking or storage of damaged vehicles;*

710.55 *Sales, storage, rental, repair and parking of:*

(a) Commercial trucks parts, equipment, components and accessories;

(b) Trailers, buses, moving vans, boats and unoccupied recreation vehicles;

(c) Industrial machinery, equipment, components and small- to mid-sized vehicles such as forklifts;

(d) Tools and small equipment such as chain saws, hand and edge tools, lawn mowers, motor bikes, rototillers and outboard motors;

(BYLAW 7510, 2012; 8287, 2021)

710.54.1 *Shipping container storage which is accessory to a permitted principal use;* **(BYLAW 7615, 2013; 7084, 2006)**

710.56 *Shoe manufacturing;*

710.57 *Sign painting and manufacturing;*

710.58 *Stencil manufacturing;*

710.59 *Stone monumental works;*

710.60 *Deleted;* **(BYLAW 8225, 2020. 8287, 2021)**

710.61 *Deleted;* **(BYLAW 7615, 2013)**

710.62 *Studios (artist, display, radio, recording);*

710.63 *Taxi offices;*

710.64 *Tent and awning manufacturing;*

710.65 *Textile manufacturing;*

710.66 *The assembly fabrication and finishing of materials and products within an enclosed building;* **(BYLAW 7678, 2014)**

710.67 *Tinsmith shops;*

710.68 *Tire vulcanizing;*

710.69 *Trade schools;*

710.70 *Deleted;* **(BYLAW 8287, 2021)**

710.71 *Used automotive parts businesses;*

710.72 *Venetian blind and window shade manufacturing;*

710.73 *Warehousing and indoor storage;* **(BYLAW 7615, 2013)**

710.74 *Wiping rags and cotton waste storage;*

Height

710.75 The height of a building shall not exceed six storeys nor 85 feet (25.91 metres).

Front Yard

710.76 No *front yard shall be required.*

Rear Yard

710.77 *No rear yard shall be required.*

Side Yards

710.78 *No* side *yard shall be required.*

Off-Street Parking

710.79 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Off-Street Loading

710.80 *Off-Street loading shall be provided and maintained as required by and in accordance with the provisions of Section 160 of this Bylaw.*

Rental Tenure

710.81 *The tenure of housing units on LOT 31 SUBURBAN BLOCK 6 PLAN 25767 (380 Thirteenth Street) is limited to residential rental tenure.* **(BYLAW 8078, 2019)**