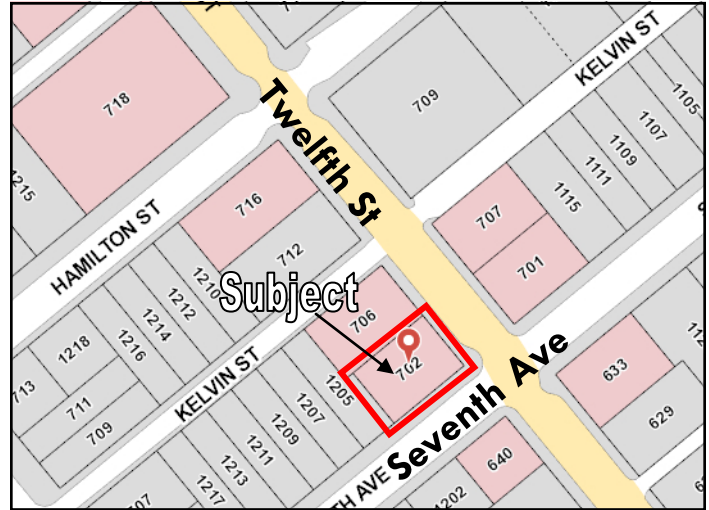




Prime Corner Located Income Building in New Westminster Exclusive Offer

702 Twelfth St., New Westminster, BC



Corner Location!! This property is located at the intersection of Twelfth St. and Seventh Ave. It is within busy commercial district and is surrounded by high density residential area with large pedestrian exposure. The property closes to public transportation, schools, parks, etc. The Lot size is 65 Ft. X 91 Ft., approx. 6,072 SF, with a freestanding commercial building at approx. 1,598 SF. Fully lease to a good long term tenant, gross rent at 4,500 per month (approx. \$40,000 net income per year). Currently under C-2A (community commercial dist) zoning, allows variety of commercial usage. Has potential to build four-storey commercial building. Good property for holding or for development. **Call Now!!**

Property Information

Address: 702 Twelfth St., New Westminster, BC
Legal: PL NWP2620 LT 5 LD 36...
P.I.D.: 013-647-911
Zoning: C-2A Community Commercial Dist
Lot Size: 6,072 Sq. Ft. (65 X 91 approx.)

Government Assessment (2015)

Land: \$605,000
Improvement: \$25,500
Actual Total: \$630,500
Gross Tax: \$12,662.29

Building Information

Lot Size (approx): 6,072 SF (65 X 91. Approx.)
Building Size: 1598 SF (approx.)
Roof Type: Torch On
Building Year: 1925 (built)



Commercial Top 4 Winner

梁國權

604-644-6482

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- Re/Max Western Canada Top 4 全西岸加拿大首4名
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- Re/Max Hall of Fame Award 終身大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- MLS Medallion Club Award 溫哥華地產局銷量大獎

Re/Max Real Estate Services #410 – 650 W.41st Ave, Vancouver, BC V5Z 2M9

Tel: 604-263-2823 Fax: 604-263-1057 Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.

Prime Corner Located Income Building in New Westminster Exclusive Offer

702 Twelfth St., New Westminster, BC



513. Community Commercial Districts (Medium Rise) (C-2A)

513.1 **The intent of this district is to allow mixed use development consisting of pedestrian-oriented commercial businesses and three storeys of residential development above.**

Permitted Uses

513.2 The following uses and no others shall be permitted in the (C-2A) district:

513.3 *Accessory Recycling Return Centres, in accordance with Section 170.14 of this Bylaw;*
(B/L 7308, 2009)

513.4 *Animal Grooming and Daycare Facilities;* (B/L 7058, 2005)

513.3.1 *Animal Hospitals and Veterinary Clinics;* (B/L 7058, 2005)

513.5 *Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores;*

513.6 *Auditoriums;*

513.7 *Banks;*

513.8 *Billiard and pool halls;*

513.9 *Bowling alleys;*

513.10 *Businesses and professional offices;*

513.11 *Cafés and restaurants, excluding drive-in restaurants and drive-through restaurants*
(B/L 7478, 2011);

513.12 *Car washing establishments;*

513.13 *Catering establishments;*

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

513.15 *Clubs and lodges;*

513.16 *Commercial schools;*

513.17 *Dance halls;*

513.18 *Drapery and furniture upholstery shops of not more than 3,000 square feet (278.70 square metres) in gross floor area;*

513.19 *Gymnasiums;*

513.20 *Health service centres, reducing salons, steam baths;*

513.21 *Home based businesses;*

- 513.22 *Hotels;*
- 513.23 *Housing units contained in the same building with and additional to any of the permitted non-residential uses provided that no portion of the building above the second floor level or the parking deck level whichever is the higher shall be used for non-residential purposes;*
- 513.24 *Libraries;*
- 513.25 *Meeting halls;*
- 513.26 *Deleted;* (B/L 7273, 2008)
- 513.27 *Personal service establishments being barber shops, beauty parlours, dry cleaning shops (automatic self-service only), dry cleaning establishments, electrical appliance repair shops, optical or watch repair shops, florist shops, laundrettes (automatic self-service only), shoe repair shops, tailor or dressmaker shops, printing using photographic processes, letter pressing, blue printing, silk screening and lithographing;*
- 513.28 *Public transportation depots;*
- 513.29 *Retail sale of new automobile parts and accessories;*
- 513.30 *Retail stores;* (B/L 6991, 2005)
- 513.31 *Studios (artist, display, radio, recording, television);*
- 513.32 *Swimming pools;*
- 513.33 *Taxi offices;*
- 513.34 *Theatres, excluding drive-in theatres;*
- 513.35 *Deleted;* (B/L 7058, 2005)
- 513.36 *Video stores;*
- 513.37 *Accessory buildings and uses.*

Front Yard

- 513.38 No front yard shall be required.

Rear Yard

- 513.39 A rear yard shall be provided of not less than 10 feet (3.05 metres) in depth except that where a site abuts a lot in an (R) District whether a lane intervenes or not or where a site is used for residential purposes, such rear yard shall be not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres). Such rear yard may be measured to the centre of the lane.

Side Yards

- 513.40 No side yard shall be required except that:

513.41 where a site abuts a lot in an (R) District whether a lane intervenes or not or where a site is used for residential purposes, such side yard shall be not less than forty percent (40%) of the height of the building. Such side yard may be measured to the centre line of the lane.

513.42 if a side yard be provided where not required by the provisions of this Bylaw, such side yard shall be not less than 10 feet (3.05 metres) in width.

Density

513.43 The density of the net area of the site shall not exceed 90 units per acre (.40 hectares), exclusive of any portion subject to a Building Line under Section 180 of this Bylaw.

Height

513.44 The height of a building shall not exceed 40 feet (12.19 metres) nor four storeys.

Off-Street Parking

513.45 Off-Street parking shall be provided in accordance with the provisions of Section 150 of this Bylaw.

Off-Street Loading

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

Usable Open Space

513.47 In buildings containing housing units, usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.