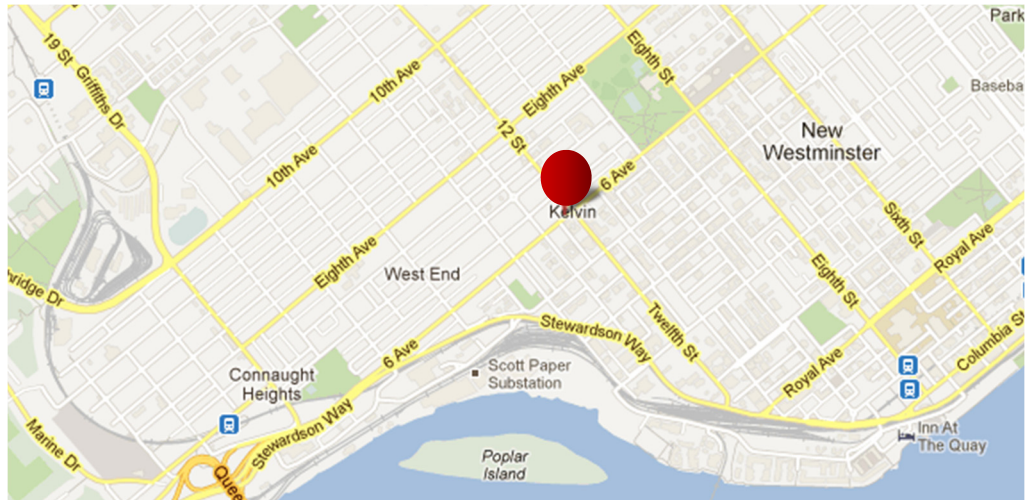


1.08-Acre Development Property

1205 6th Avenue & 616 12th Street, New Westminster BC



FOR SALE



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New Westminster BC

1205 6th Avenue & 616 12th Street

Location	The property is located at the intersection of Sixth Avenue and Twelfth Street in the center of the "12 Street" commercial district.				
	The Regency, a 4-storey complex across the street was completed in 2000. This complex has a total of 63 suites, an area of 40,167 sf, with a floor-space ratio of 1.59. The developer was Shato Holdings.				
Building Description	Also across the street is another 4-storey complex called Kings Gate. It was built in 1996 by Bosa Development Corporation, has a total of 114 suits, an area of 83,420 sf, and a floor-space ratio of 1.45.				
	1205 6 th Avenue is a 27,000-sf commercial building, built circa 1956. 616 12 th Street consists 2 separate structures:				
	1) 206 Nanaimo Street	Up-and-down res complex	Bungalow - Main Bungalow - Basement	1,089 sf 900 sf	1 unit 1 unit
	2) 616 Twelfth Street	3-unit commercial building	One level	2,313 sf	4 units

1205 6 th Avenue		616 12 th Street		
Legal Description	Lot 32 Suburban Block 11 Plan 60657 PID 002-574-322	Lot 4 of Lot 7 Suburban Block 11 Plan 2620 PID 018-569-121		
Lot Size <i>Total: 47,109 sf</i>	38,955 sf	8,154 sf		
*Zoning	C2-A Community Commercial Districts - Medium Rise Will be re-developed under the C-2A guidelines (see attached zoning by-law)			
Taxes 2011	\$69,874.57	Roll# 09088000	\$12,303.41	Roll# 09091000
Seller	Lucky Strike Bowling Lanes, Ltd.			

*A small part at the rear of 616 12th Street is currently zoned for parking; it will require re-zoning to C-2A.

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