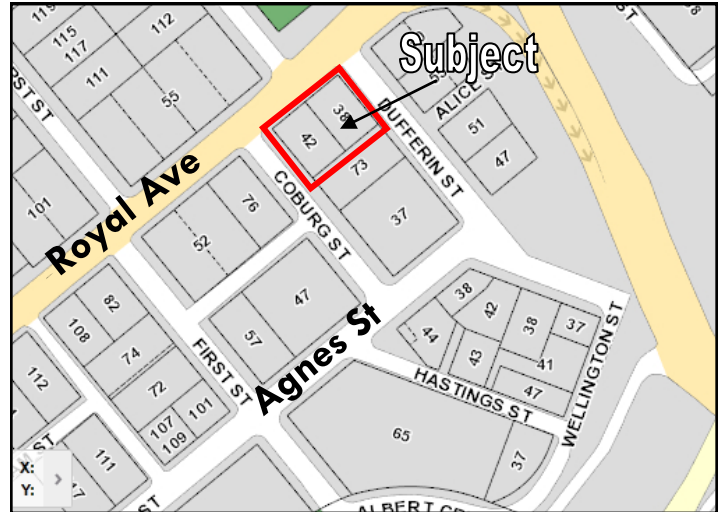




SXS Mid-Rise Residential Development Site in New Westminster

Exclusive Offer

38-42 Royal Ave, New Westminster, BC



Investor and Developer Attention! Great opportunity to obtain a SxS residential development Land in New Westminster Queen's Park Area. Each property has 66 feet width along Royal Ave, cross Coburg St. and Dufferin St. Facing to Queen's Park and walking distance to Fraser Rive, the properties also close to Downtown area and surrounded by many amenities. Combined Lot size is approx. 13,068 Sq. Ft. (132 X 198). Currently under RS-2 (single family residential) zone. The properties is located with New Westminster Downtown Area NCP, has potential to build 100 feet height Mid-Rise Apartment. Each one has an income house. Good holding properties for future development. **Call Now!!**

Property Information

38 Royal Ave. New Westminster, BC

Legal: PL NWP2620 LT 5 BLK 33 LD 36; P.I.D.: 012-960-616; Zoning: RS-2; Lot Size: 6,534 Sq. Ft. (66 X 99)

Government Assessment: Land \$505,000; Improvement \$179,000; Total \$684,000; Tax (2015): \$4,101.54

42 Royal Ave. New Westminster, BC

Legal: PL NWP2620 LT 4 BLK 33 LD 36; P.I.D.: 002-349-752; Zoning: RS-2; Lot Size: 6,534 Sq. Ft. (66 X 99)

Government Assessment: Land \$541,000; Improvement \$76,600; Total \$617,600; Tax (2015): \$3,703.38



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2015 Commercial Top 1 Winner

梁國權

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- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
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- Re/Max International Top 9 Winner 國際首9名
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- MLS Medallion Club Award 溫哥華地產局銷量大獎

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