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FOR SALE

1084

TANAKA COURT
NEW WESTMINSTER BC

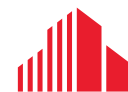


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**CUSHMAN &
WAKEFIELD**

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THE OPPORTUNITY

Cushman & Wakefield ULC (“C&W”) is pleased to present to the marketplace the Queensborough development site (the “Property” or “Offering”). This Property provides the exceptionally rare opportunity to acquire a commercial development site in the heart of New Westminister with the City’s sole zoning designation Comprehensive Development (Tanaka Court) (CD-82) zoning bylaw.

This Offering consists of a 1.184 acres total, fully serviced site in the Queensborough Landing area of New Westminister.

THE LOCATION

Ideally situated in the Queensborough area, this site is located across the street from the recently-sold Lowes site and is less than a minute away from the Queensborough Landing shopping complex. This location provides immediate access to all areas of the Lower Mainland via Highway 91A, the Alex Fraser Bridge, and the Queensborough Bridge.

SALIENT DETAILS

Address	1084 Tanaka Court, New Westminister
PID	030-691-893
Legal Description	Lot A District Lots 757 and 758 Group 1 New Westminister District Plan EPP88624
Zoning	CD-82
Site Area	1,184 acres (51,575 SF)
Property Taxes	\$72,033.80 (2023)
Asking Price	\$7,975,000

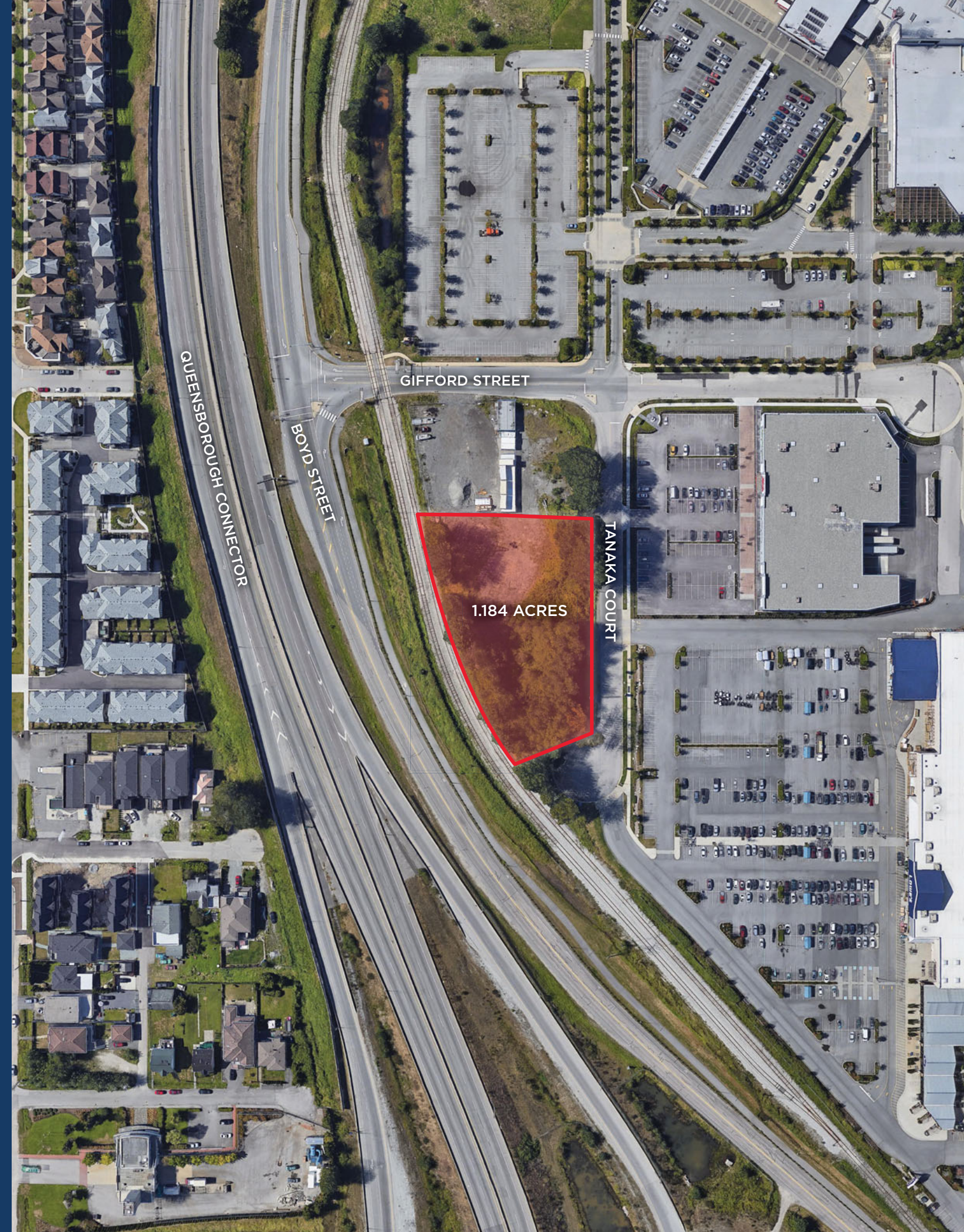
CURRENT STATUS

The property is currently undergoing re-zoning to M-1 Industrial which is expected to be approved in Q3 2024.

M-1 (Light Industrial District) Zoning allows for a variety of light industrial uses including

- mini storage buildings
- car wash establishments
- bottling works
- cafes/restaurants
- health service centers
- laboratory works
- and many other uses.

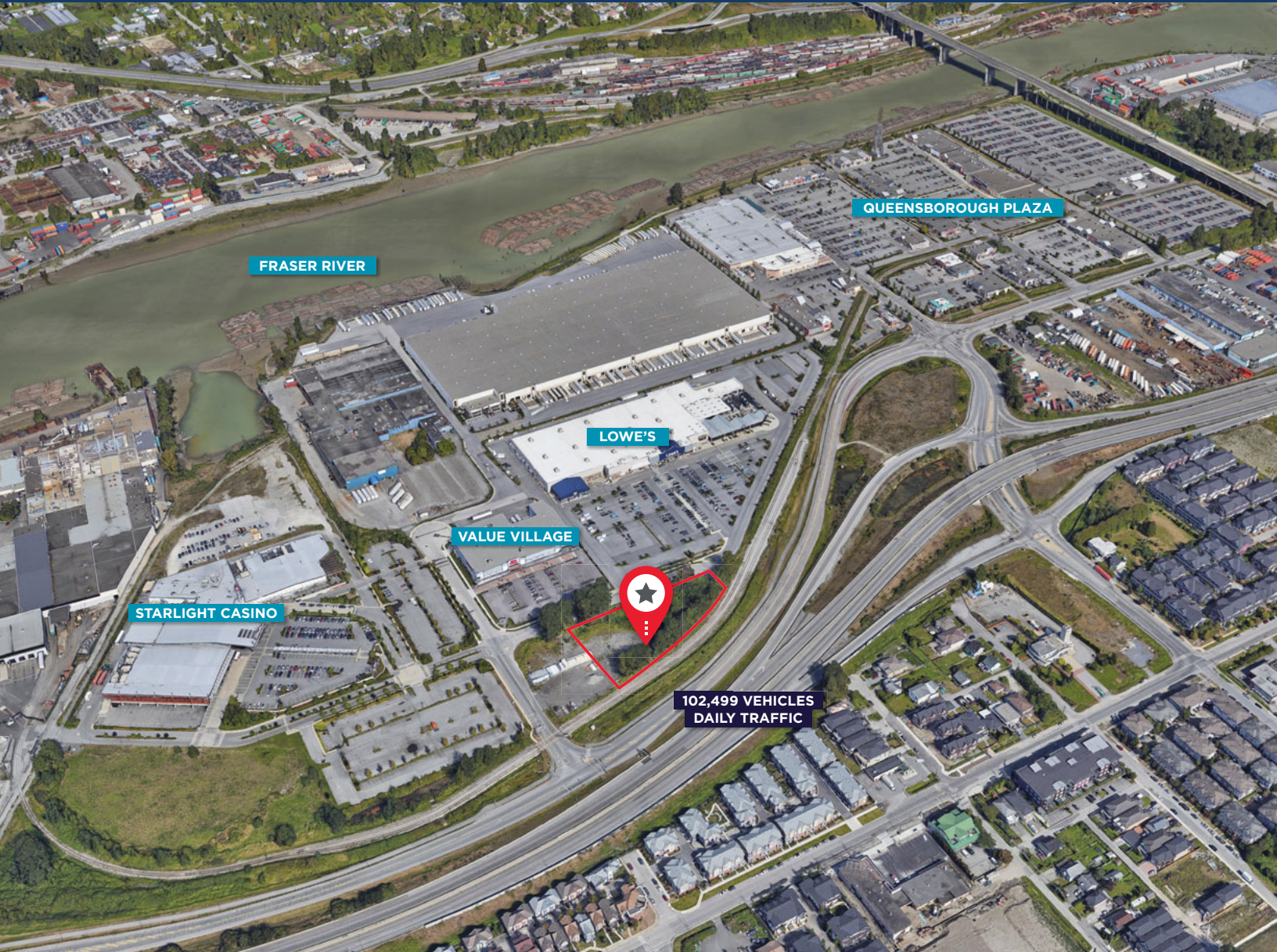
A detailed list of the zoning can be provided upon request.



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