

631 SIXTH STREET

NEW WESTMINSTER, BC



FOR SALE

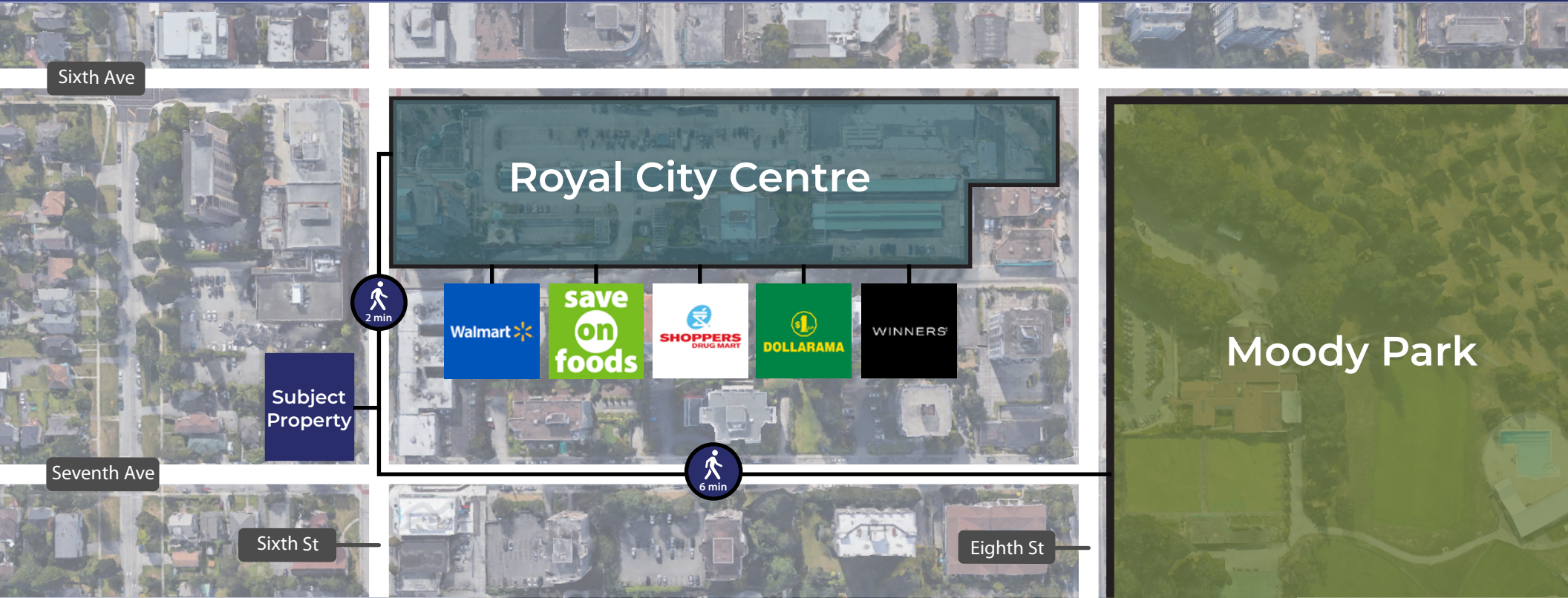
**Residential High-Rise
With Commercial Space**

IPG

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**STONEHAUS
REALTY**



OPPORTUNITY

Iconic Properties Group is pleased to showcase Edgewater Centre, an exceptional concrete residential building with commercial space in the heart of New Westminster’s Uptown Neighbourhood in BC.

Edgewater Centre is an impeccably maintained ten-storey concrete rental apartment building situated on 22,767 SF of prime land in New Westminster. With over \$450,000 in recent upgrades and suite renovations, stunning panoramic suite views, and a convenient and vibrant location that’s rich in culture and abundant in shops and restaurants, this is an opportunity you do not want to miss!

This building is in a C-3 (Community Commercial District) and has the potential to host a wide variety of shops, restaurants, and unique services.

DETAILS

CIVIC ADDRESS	631 Sixth St, New Westminster, BC
LOT SIZE	22,767 sqft
HOUSING UNITS	72
RETAIL UNITS	6
RETAIL LEASABLE	9,220 sqft
YEAR BUILT	1978
PROPERTY TAX (2023)	\$132,680.50
PRICE	Contact For Price
NEIGHBOURHOOD	Uptown
ZONING	C-3 - Community Commercial Districts (High Rise)
PID	005-032-814

UNIT PHOTOS

Building Aerial View



Balcony



Edgewater Centre consists of 78 units total. Out of the building's 78 units, 23 are studio suites, 46 are one-bedroom suites, 1 is a one-bedroom plus den suite, 2 are two-bedroom suites, and the remaining 6 are commercial retail units, creating a total of 53,210 sqft of rentable area. The upgraded parkade has three levels of underground parking, made up of 79 parking stalls, and 15 above-ground parking stalls.

Study Room



Bedroom



Updated Kitchen



Updated Bathroom

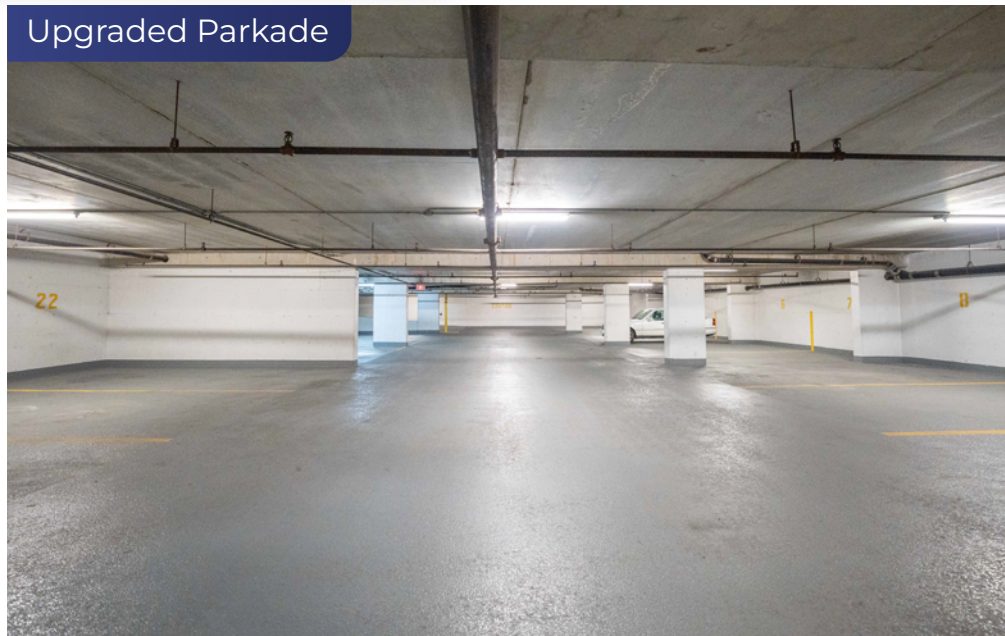


Living Room



FEATURES

Upgraded Parkade



Laundry Room

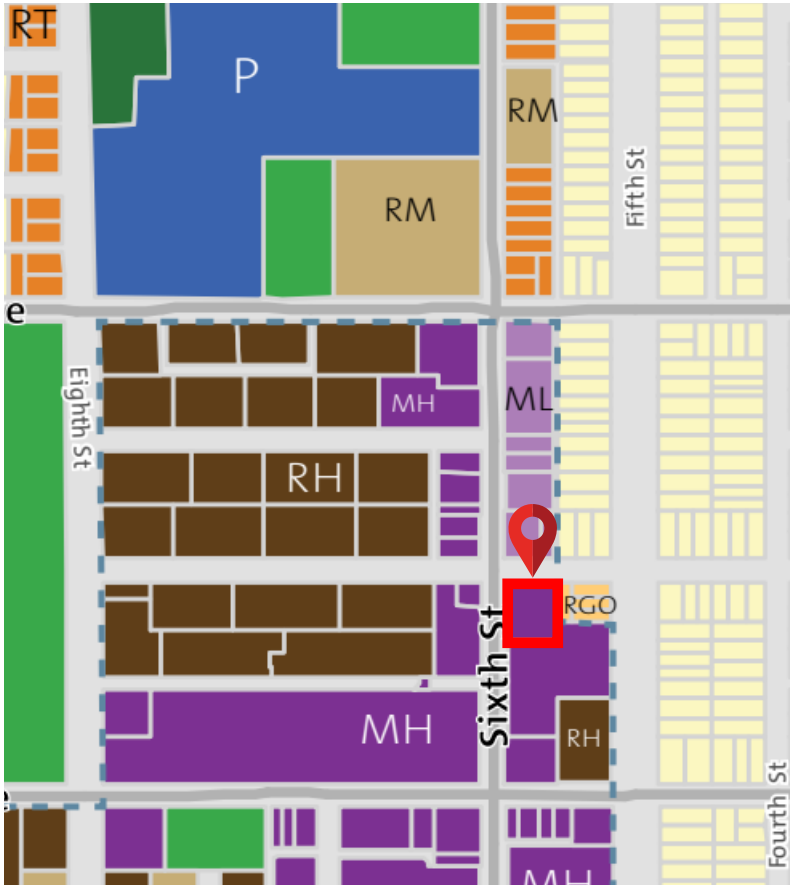






At Edgewater Centre, residents have access to exceptional features. With upgraded parking facilities, convenient on-site laundry rooms, and ample secured storage areas, your comfort and convenience are prioritized.

Spacious Storage



LAND USE



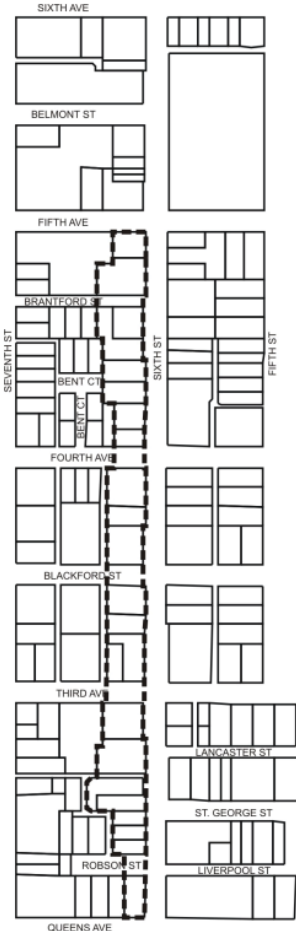
-  (RM) Residential - Multiple Unit Buildings
-  (RH) Residential - High Rise
-  (ML) Mixed Use - Low Rise
-  (MH) Mixed Use - High Rise

**Supplementary Plan to the
(C-3) Community Commercial Districts (High Rise)**
Supplementary Plan 1
Area to be rezoned from (C-2) to (C-2A)
Community Commercial Districts (Medium Rise)



(B/L 6702, 2001)

**Supplementary Plan to the
(C-3) Community Commercial Districts (High Rise)**
Supplementary Plan 2
Area in which properties allowed to conform to
(C-3A) Community Commercial Districts (High Rise)
as an alternative to (C-3) Districts



(B/L 6701, 2001)

DEMOGRAPHICS



Distance	1 km	2 km	3 km
Population (2024)	24,663	82,916	131,007
Population (2025)	27,881	91,595	142,069
Projected Annual Growth (2024 - 2025)	13.04%	10.47%	8.44%
Median Age	44.4	41.1	40.7
Average Household Income (2024)	\$99,967.21	\$111,049.82	\$113,254.92
Average Persons Per Household (2024)	2.1	2.3	2.4

LOCATION

Located on the Burrard Peninsula, on the north bank of the Fraser River, the City of New Westminster is a scenic destination steeped in rich history. Its centralized location in Metro Vancouver also makes it a lively cultural hub and a must-see destination.

Edgewater Centre is situated in New Westminster, one of Metro Vancouver's most coveted and rapidly developing cities. Located at the intersection of Seventh Avenue and Sixth Street, this property offers easy access to a wealth of shopping, amenities, restaurants, cafés, and more.

With its proximity to local transit, residents at Edgewater Centre enjoy convenient commuting options. The Expo Line provides direct connections to Surrey, Burnaby, Metrotown, East Vancouver, and Downtown Vancouver. Furthermore, the upcoming expansion of Vancouver's transit network will enhance connectivity in the coming years, granting access to UBC and Langley, and more.

The Subject Property is located in a C-3 Community Commercial District.

PROPERTY VIEWS

Due to its prime location, Edgewater Centre also boasts impressive panoramic views of New Westminster's Uptown neighbourhood. Here, you can marvel at the vast city skyline and catch a glimpse of the majestic mountains that form a stunning backdrop. With its captivating vistas, gazing out from this building is truly an immersive experience.

Aerial View of Royal City Centre Mall



North Mountain View



Northwest View



Southwest View



NEARBY AMENITIES



FOOD & DRINK

- 1 IHOP
- 2 Wendy's
- 3 KFC
- 4 Co Chao Vietnamese
- 5 White Spot New Westminister
- 6 McDonald's
- 7 Starbucks

SHOPS & SERVICES

- 1 M J Hair Design
- 2 Courtesy Dry Cleaners
- 3 Royal City Centre Shopping Mall
- 4 Planet Fitness
- 5 Moody Mall
- 6 Save-On-Foods
- 7 Esso

PARKS & RECREATION

- 1 Mercer Stadium Park
- 2 Moody Park
- 3 Moody Park Playground

EDUCATION

- 1 New Westminister Secondary School
- 2 Queen's Park Preschool Society
- 3 Lord Kelvin Community School

Khash Raeisi PREC*

Founder of IPG

P: 778-987-7029

E: Khash@iciconic.com

Ashley Osborn PREC*

Claridge Real Estate Advisors Inc.

P: 604-356-5452

E: Ashley@claridgeadvisors.com

Office

P: 778-819-2776

E: Contact@iciconic.com

W: www.iciconic.com



**ICONIC
PROPERTIES
GROUP**



STONEHAUS
REALTY

Coquitlam Office

1126 Austin Avenue

Coquitlam, BC

V3K 3P5

South Vancouver Office

7235 Fraser Street

Vancouver, BC

V5X 1R7

Claridge Real Estate Advisors Inc.

#408 - 2052 W 41st Avenue

Vancouver, BC

V6M 1Y8

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