

macdonald commercial exclusively offered for sale

718-728 12th Street
New Westminster, BC



For further information contact:

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LEGAL DESCRIPTION:	Plan 73244 Parcel A DL 37 Suburban Block 11
GROSS TAXES (2006):	\$23,552.66
PID:	005-561-540
SITE SIZE:	188' x 132' (24,816 square feet)
MIXED ZONING:	C-2A and RT-1A
GROSS INCOME (2006):	\$157,770.00
TENANCIES:	December 31, 2007
IMPROVEMENTS:	(a) One 3-storey house on a 66' x 132' lot (8712 sq ft) RT-1A Duplex Zoning (b) One 2-storey C-2A commercial wood frame building with surface parking. Lot size 122' x 132' (16,104 sq ft). Re-development allows for mixed use residential/commercial. 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. The height of a building shall not exceed 40' (12.19 metres) nor 4 storeys.
LOCATION:	Subject property is located on the corner of Hamilton Street and Twelfth Street. Property allows for views of the Fraser River and SE area of New Westminster.
ASKING PRICE:	\$2,250,000.00

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Visit my website: www.rgarywebb.com

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