

FOR SALE | INDUSTRIAL  
**520 TWENTY-FIRST STREET**  
NEW WESTMINSTER, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **0.85 Acre Site**
- ▶ **Approximately 26,000 SF Gated and Paved Area**
- ▶ **Centrally Located**

### Location

The subject property is located on the south side of Marine Way immediately east of the Queensborough Bridge. Access is available via River Drive, which runs south from Marine Way just east of the bridge. An additional signalized access point is located further east at 5th Avenue and Stewardson Way in front of Krueger Paper.

#### Chris McIntyre

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### Legal Description

Block A District Lot 172 Group 1  
New Westminster District

### PID

029-246-407

### Zoning

M-1 (Industrial)

### Site Size

0.85 acre

*Note: The property comprises 0.56 acre of unencumbered land and 0.29 acre encumbered with a BC Hydro ROW.*

### Property Taxes

\$44,565.67 (2025)

### BC Assessment

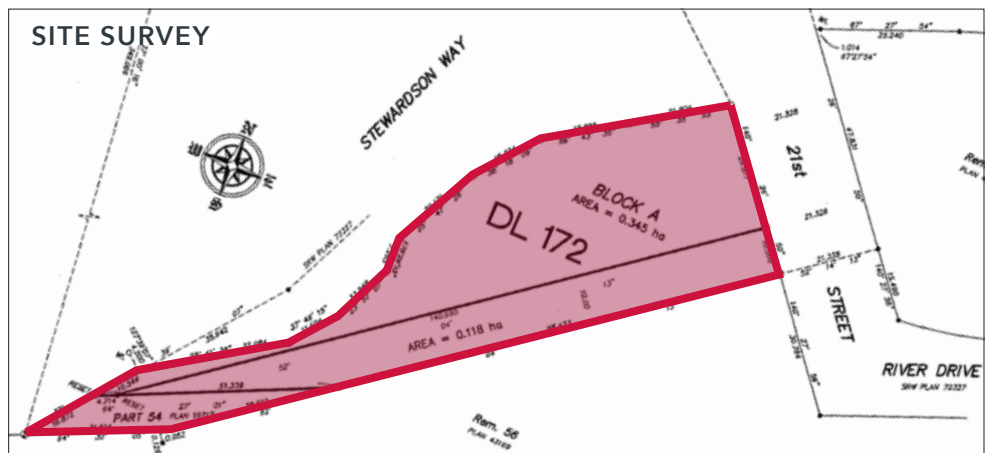
\$3,349,000

### Asking Price

\$3,400,000

### Due Diligence Package

Contact brokers. Available to qualified groups by way of a signed Confidentiality Agreement (CA).



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