

FOR SALE

Transit Orientated Development Site

52 Royal Ave - 57 Agnes St - 76 Coburg St New Westminster

**Prime Development Opportunity
3 Multi-Family Building Assembly
with holding Income**



***Queens Park**

**Great location - Skytrain - New West Quay
Douglas College - Cinemas- Shopping Queens
Park- Canada Games**



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Prime Development Opportunity

3 Multi-Family Building Assembly in New Westminster

Rare chance to secure a three-building multi-family assembly offering strong in-place rental income and exceptional future redevelopment potential. Ideal for investors seeking stable cash flow and upside, and developers targeting a high-demand, transit-oriented location.

Steps to SkyTrain, major transit routes, Douglas College, shopping, Queens Park, the New West Quay, restaurants, and everyday amenities. Don't miss out on this exceptional investment opportunity.

Salient Facts

Civic Addresses :52 Royal Ave, 76 Coburg , 57 Agnes St. New Westminster

Legal Description :LOT 6 BLOCK "C" LOUISA GARDENS PLAN 2620 & LOT 5
BLOCK "C" LOUISA GARDENS PLAN 2620

Site Size : Total **34,854.60ft²** - 52 Royal Ave 17438.98 ft², 76 Coburg 8699.89 ft², 57 Agnes St 8715.73 ft².

Current Zoning : RM2 Multi Family

OCP : Residential Mid Rise*



52 ROYAL AV & 76 COBURG & 57 AGNES ST NEW WESTMINSTER



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