

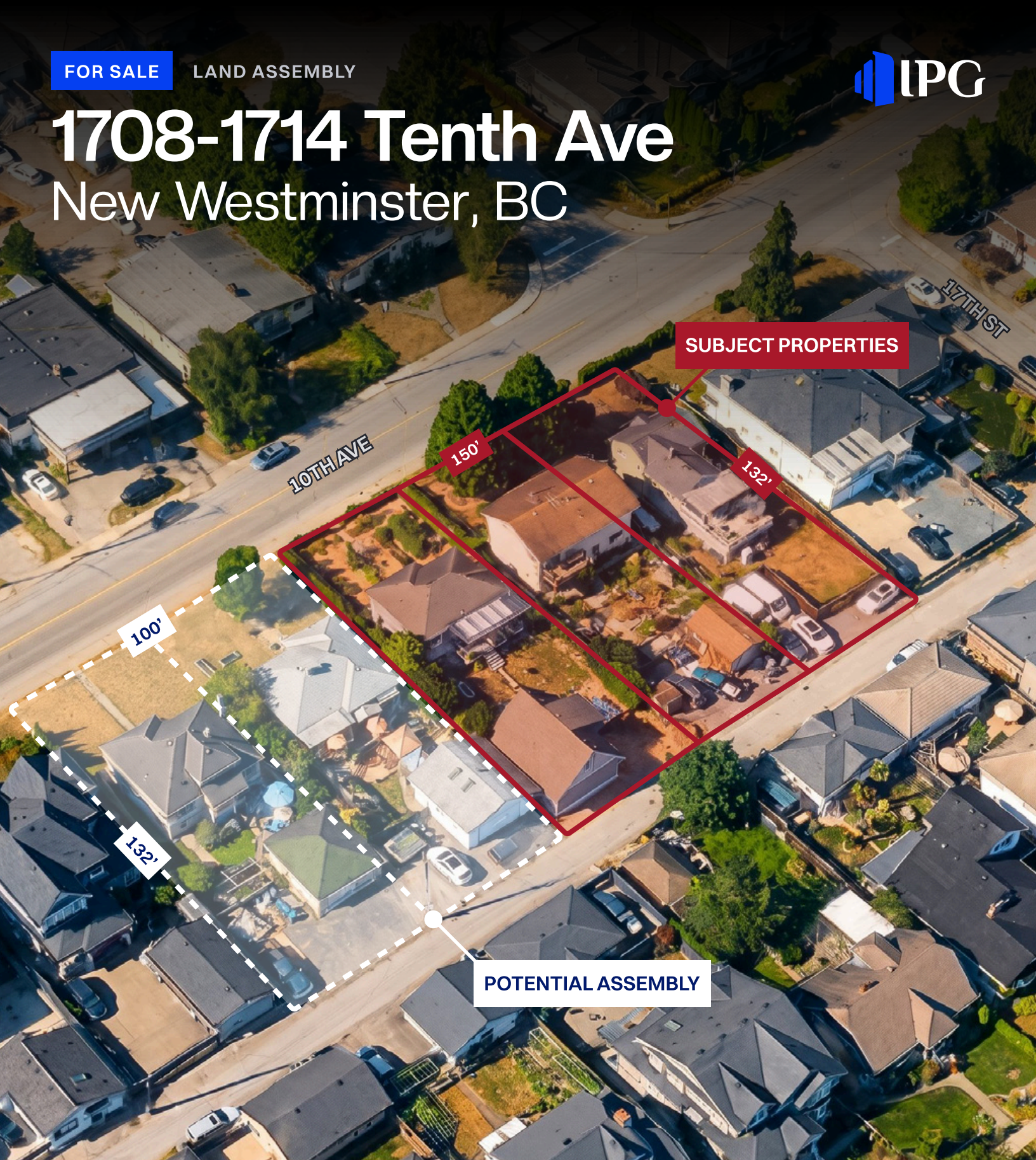
FOR SALE

LAND ASSEMBLY



1708-1714 Tenth Ave

New Westminster, BC



SUBJECT PROPERTIES

POTENTIAL ASSEMBLY

Khash Raeisi*

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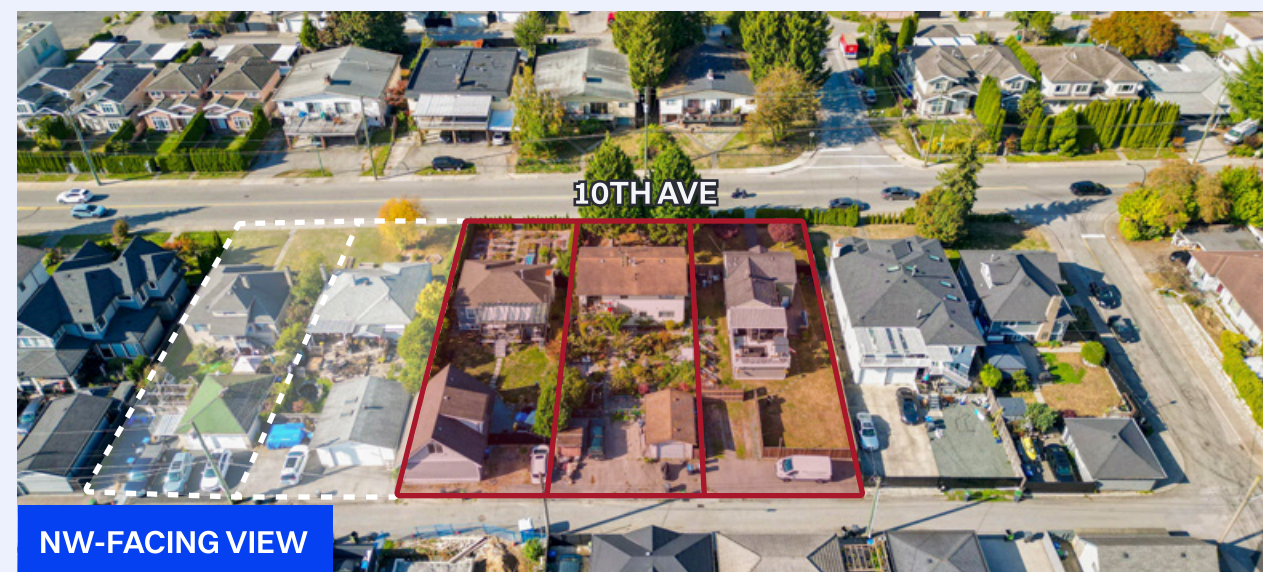
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NW-FACING VIEW



SE-FACING VIEW



NE-FACING VIEW



SW-FACING VIEW

The Opportunity

Iconic Properties Group is pleased to present a compelling development opportunity in New Westminster—a **3-lot assembly totaling approximately 19,800 SF, consisting of 1708, 1710, and 1714 Tenth Avenue**, situated in the city's established **West End neighbourhood**. The offering also presents the **potential to expand into a 5-lot assembly through the acquisition of two additional neighbouring properties**, creating an opportunity for a larger-scale residential redevelopment.

The site is designated **Residential – Infill Townhouse** under the City of New Westminster's Official Community Plan (OCP). This designation supports **low-density, ground-oriented residential development**, primarily accommodating side-by-side infill townhouses and rowhouses that complement the surrounding neighbourhood. Additional complementary uses may also be considered, subject to municipal approvals.

With convenient access to **22nd Street SkyTrain Station, major transportation routes, schools, parks, and everyday amenities**, this assembly offers developers and investors an attractive infill redevelopment opportunity within an established New Westminster community, with the added potential for future land assembly expansion.

HIGHLIGHTS



19,800 SF Land Assembly

Three contiguous properties totaling approximately 19,800 SF at 1708–1714 Tenth Avenue.



Townhouse Development Potential

OCP designation supports low-density, ground-oriented infill townhouse and rowhouse development.



Additional Assembly Opportunity

Potential to expand into a five-lot assembly through the acquisition of two neighbouring properties.

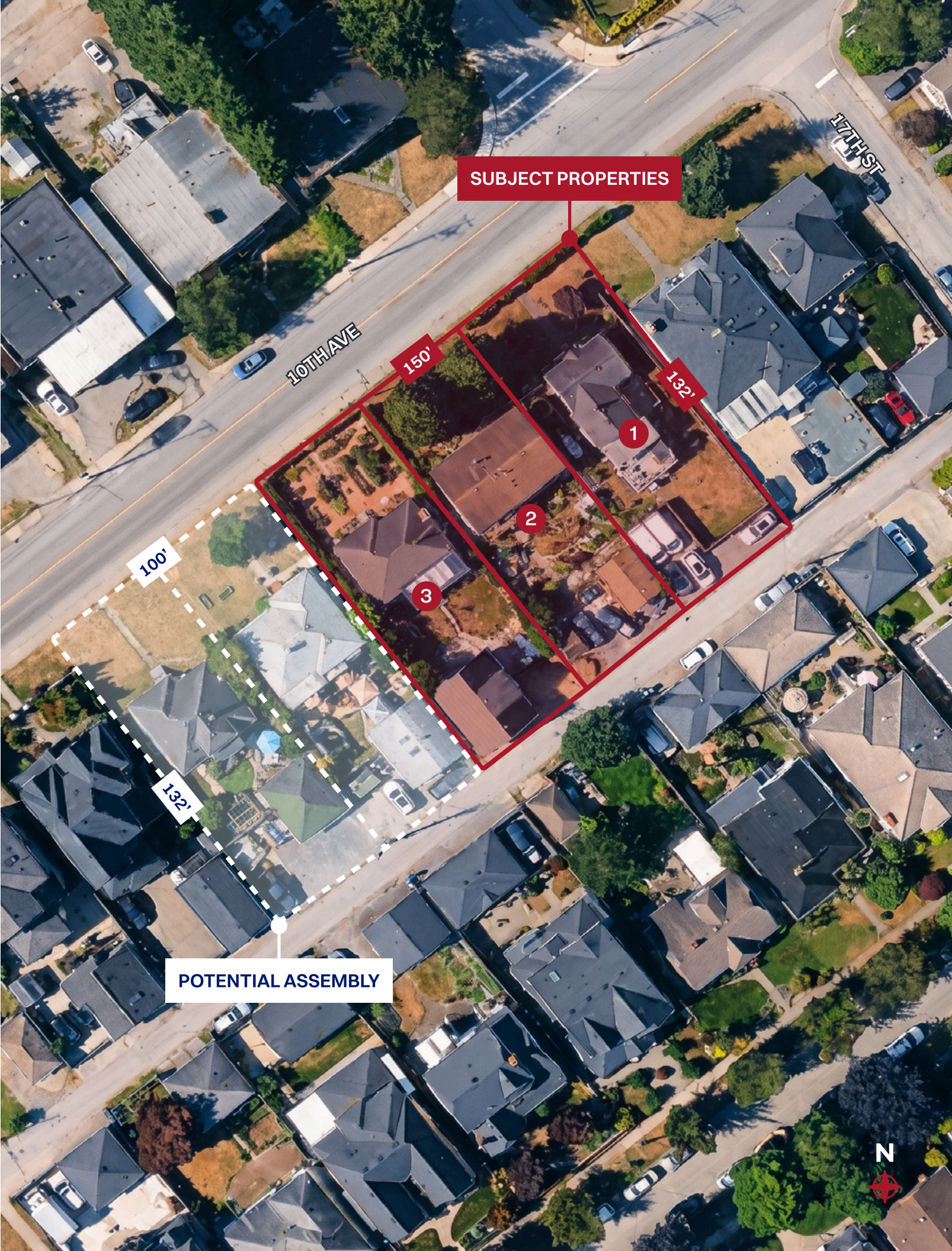


Established West End Location

Conveniently located near 22nd Street SkyTrain Station, schools, parks, and major transportation routes.

Property Overview

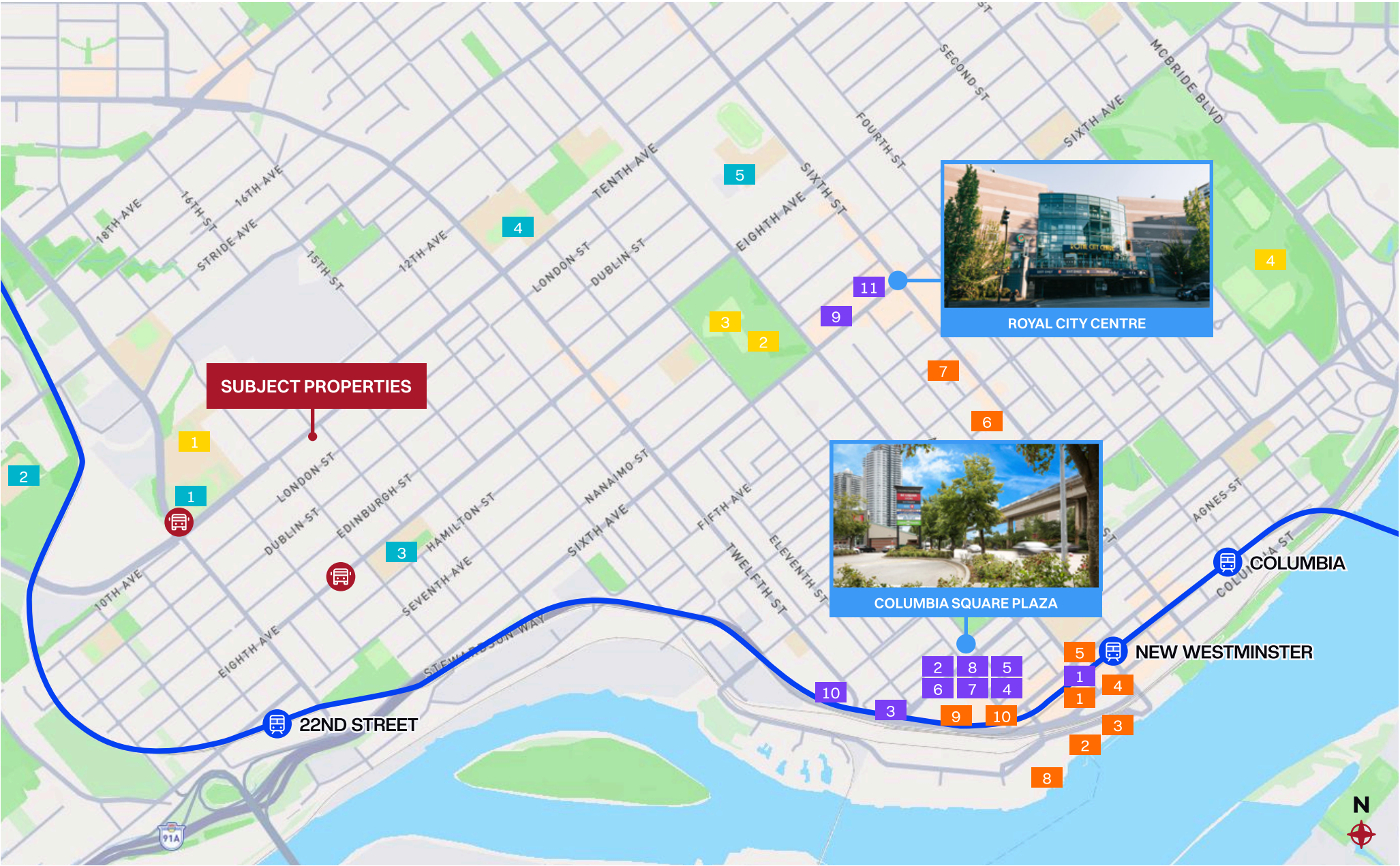
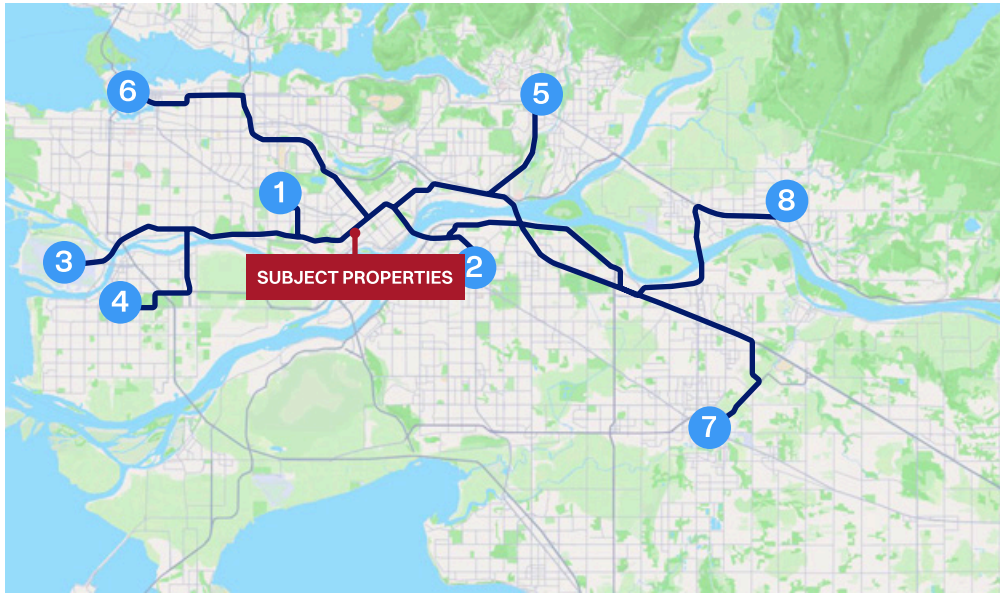
ADDRESS	1 1708 Tenth Ave, New Westminster, BC V3M 3J4 2 1710 Tenth Ave, New Westminster, BC V3M 3J4 3 1714 Tenth Ave, New Westminster, BC V3M 3J4
PID	1 013-473-204 2 013-473-191 3 013-473-174
ZONING	RT-A - Infill Townhouse and Rowhouse Residential District
OCP	Residential - Infill Townhouse
PURPOSE	To allow small scale, side-by-side infill townhouses and infill rowhouses which are compatible within areas of single detached housing and other lower density ground oriented housing.
PRINCIPLE FORMS & USES	Infill Townhouses and Infill Rowhouses
COMPLEMENTARY USES	Home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities, places of worship), utilities, transportation corridors, parks, open space, and community facilities.
MAX DENSITY	Low Density Multiple Unit Residential
LOT DIMENSIONS	150' x 132'
LOT SIZE	19,800 SF (0.45 Acres)
TAXES (2025)	\$28,010.61
ASSESSMENT (2026)	\$6,896,100
ASKING PRICE	Contact Listing Agent



Location Overview

Located along Tenth Avenue in New Westminster's established West End neighbourhood, this development opportunity benefits from a central location with excellent regional connectivity. The site offers convenient access to Stewardson Way, Marine Way, Kingsway, and major transportation routes throughout Metro Vancouver. Key destinations include Metropolis at Metrotown (10 minutes), Surrey City Centre (20 minutes), YVR Airport (30 minutes), Richmond Centre (30 minutes), Coquitlam Centre (35 minutes), Downtown Vancouver (40 minutes), Langley City (50 minutes), and Maple Ridge (55 minutes). The property is also well-served by public transit, with convenient access to 22nd Street SkyTrain Station, while future residents benefit from proximity to Moody Park, schools, shopping, restaurants, and everyday amenities throughout New Westminster.

Key Destination	Approx. Driving Time
1 Metropolis at Metrotown	10 minutes
2 Surrey City Centre	20 minutes
3 YVR Airport	30 minutes
4 Richmond Centre	30 minutes
5 Coquitlam Centre	35 minutes
6 Vancouver Downtown	40 minutes
7 Langley City	50 minutes
8 Maple Ridge	55 minutes



RESTAURANTS & CAFES

- 1 Big Way Hot Pot
- 2 Longtail Kitchen
- 3 Angelina's Dutch Corner
- 4 Piva Modern Italian
- 5 The Old Spaghetti Factory
- 6 Taqueria Playa Tropical
- 7 Kozak Ukranian Eatery
- 8 Craft Cafe
- 9 Starbucks Coffee
- 10 Gong Cha
- 11 Tim Hortons

RETAIL & SERVICES

- 1 Safeway
- 2 Save-On-Foods
- 3 BC Liquor
- 4 TD Canada Trust
- 5 BMO
- 6 Canada Post
- 7 Pharmasave
- 8 UPS
- 9 Walmart
- 10 Petro Canada
- 11 Shoppers Drug Mart

RECREATION & COMMUNITY

- 1 Rosemary Brown Rec Centre
- 2 Century House
- 3 Moody Park
- 4 Queen's Park Rec Centre

EDUCATION

- 1 Byrne Creek Community School
- 2 Taylor Park Elementary
- 3 Lord Tweedsmuir Elementary
- 4 St. Thomas More Collegiate
- 5 New Westminster Secondary

2018-2034 CLARKE ST

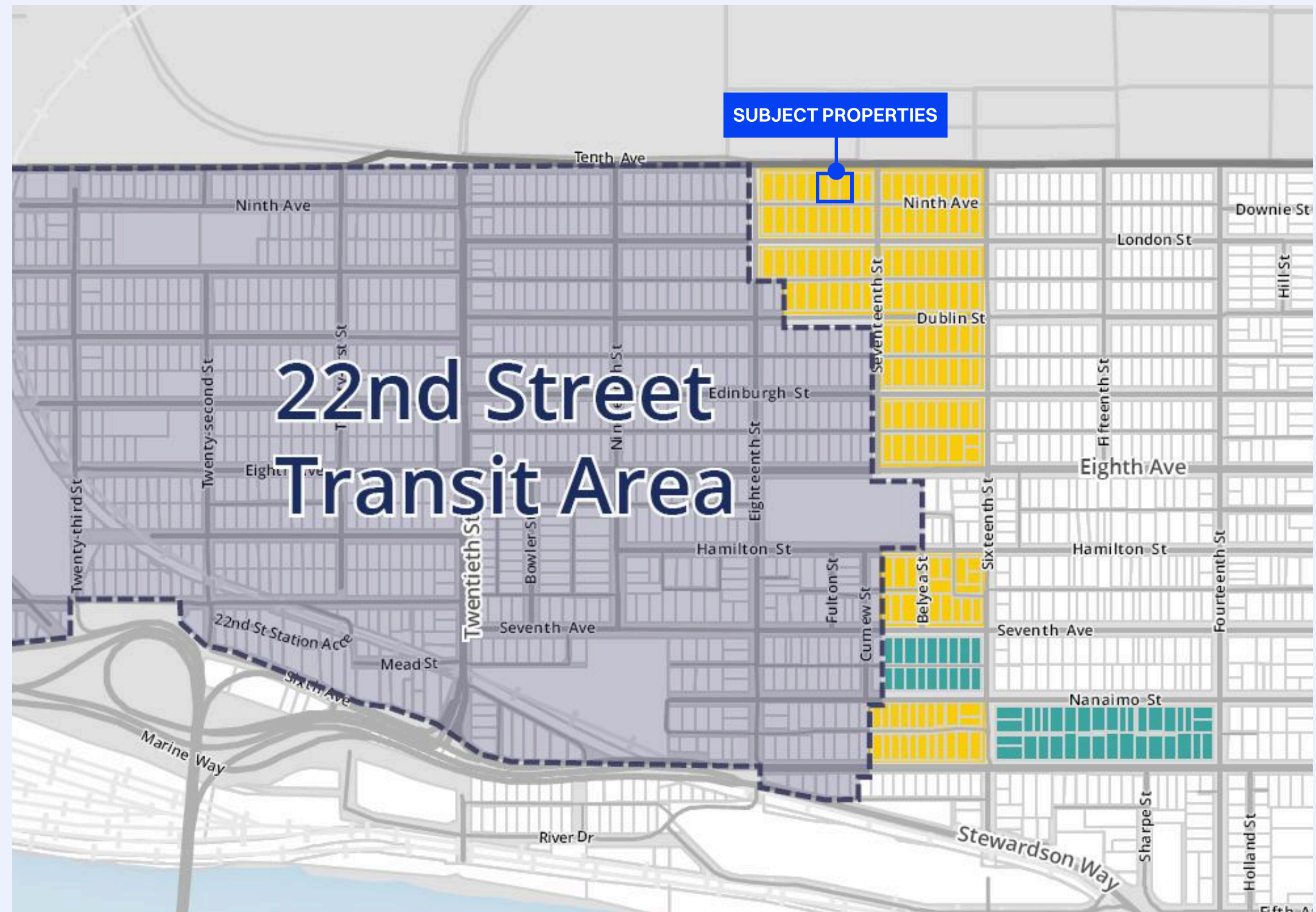
BUS STOP

Planning Designations

This prime 19,800 SF three-lot assembly at 1708, 1710, and 1714 Tenth Avenue presents a compelling residential redevelopment opportunity within New Westminster's established West End neighbourhood. The site is designated Residential - Infill Townhouse under the City of New Westminster's Official Community Plan (OCP), supporting low-density, ground-oriented residential development that complements the surrounding neighbourhood. The designation is intended to accommodate small-scale, side-by-side infill townhouses and rowhouses, providing an opportunity to introduce additional housing within an established residential community. The offering also presents the potential to expand into a five-lot assembly through the acquisition of two neighbouring properties, allowing for a larger, coordinated redevelopment, subject to municipal approvals and applicable development requirements.

Strategically located in New Westminster's West End, the property benefits from convenient access to 22nd Street SkyTrain Station, Stewardson Way, Marine Way, and Kingsway, providing excellent connectivity throughout Metro Vancouver. The surrounding neighbourhood offers a desirable combination of residential character and urban convenience, with nearby schools, parks, shopping, restaurants, and everyday amenities. Its proximity to major transportation routes and public transit further enhances its appeal for future residents seeking accessible, ground-oriented housing.

With New Westminster's continued focus on expanding ground-oriented housing options, this assembly presents an attractive opportunity for developers to deliver a thoughtfully designed townhouse or rowhouse community. The combination of 19,800 SF of assembled land, potential for further consolidation, transit accessibility, and established neighbourhood amenities positions the property as a compelling residential redevelopment opportunity within New Westminster.



 Zoned for Townhouse

 Proposed for Townhouse Phase 2 Zoning

 Transit Development Area

Conceptual Townhome Development

The townhome development shown across the three lots is for illustrative and conceptual purposes only. The rendering does not represent an approved development plan. Actual design, layout, density, and construction are subject to applicable zoning, regulations, and municipal approvals.



Nearby Development Projects

1708-1714 TENTH AVE

PRECONSTRUCTION



1124 Edinburgh St
BY CORNERSTONE ARCHITECTURE

HOMES	TYPE
48	CONDO + TOWNHOMES

PRECONSTRUCTION

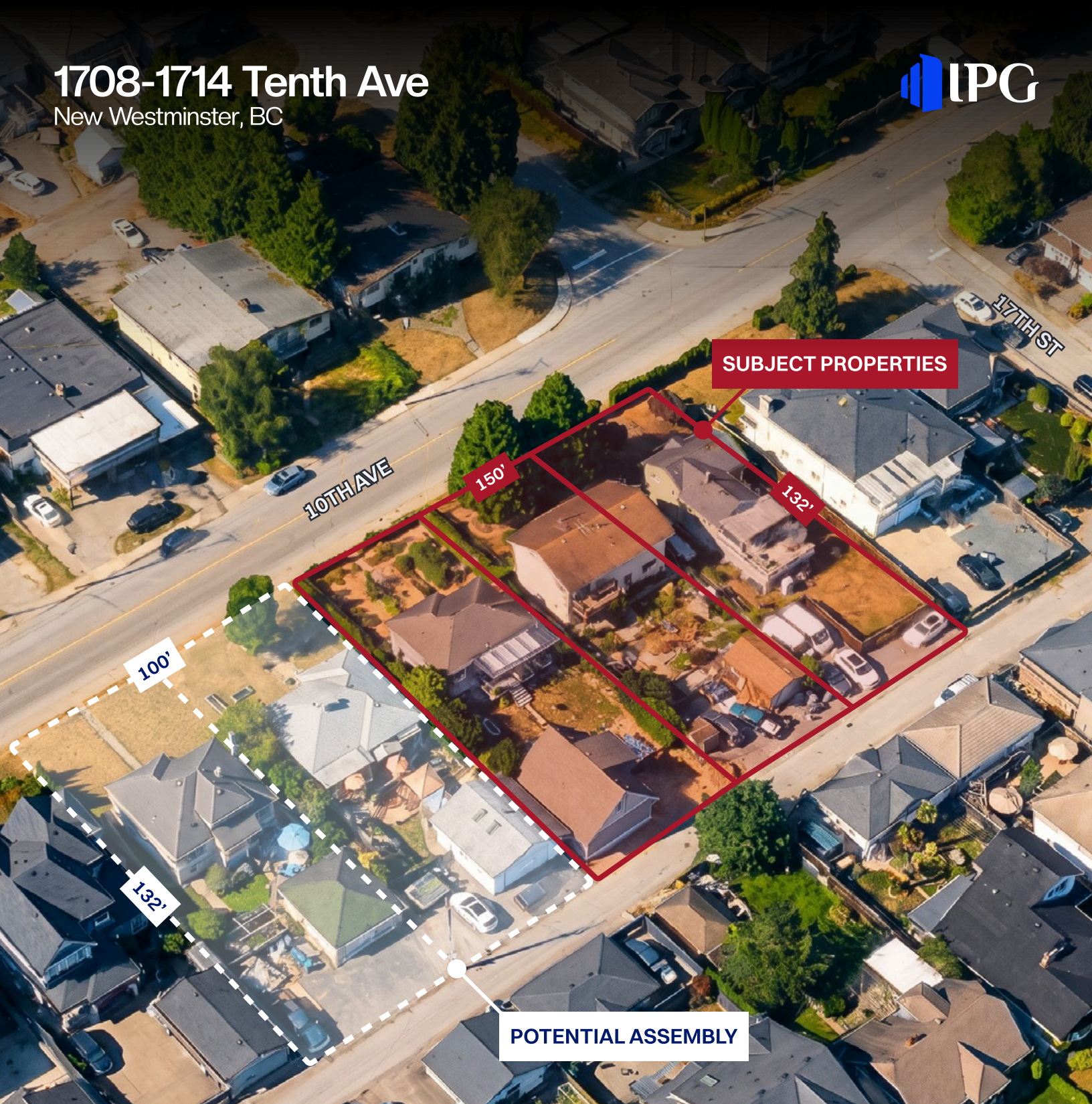


Glenbrook Row
BY GLENBROOKE HOLDINGS LTD.

HOMES	TYPE
10	TOWNHOMES

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