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Thinking real estate? Call me today!



## Lower Level, 32 6<sup>th</sup> Street, the Cliff Building

Here's a renovated heritage building in fabulous shape with a huge lower level (approx. 3700 sf) available and all ready for your ideas. It's suitable for office space, a retail shop, or possibly a new opportunity for someone. Got an idea for a new shop? Dance club? Exercise facility? Convenience store? Hair salon? Come and talk to me! Zoned C-8.

**Cliff Building 1910 - New Westminster**



Only \$10 psf plus 23.015% of operating expenses (works out to \$5 psf) of the following which are approximate:

Taxes:	\$ 4764.10	Lower level share
Natural gas:		
Insurance:	706.33	lower level share
Garbage/waste management:	1104.00	lower level share
Water/sewer:	2761.80	lower level share
Utilities:	9276.88	lower level share
	<u>\$18613.11</u>	
Divided by 3700 sf for psf amount	\$ 5.00	

Plus \$5 psf operating cost fees

Call **Dianne Moscrip** at Re/Max Advantage for further details.  
**604-518-0573**

All potential uses would of course be subject to the current building codes, zoning bylaws, health requirements, and if required, building permit application processes.

**THINKING REAL ESTATE? CALL DIANNE TODAY**

This flyer is definitely intended to solicit your business, but not to induce a breach of an existing contract.