

BUILDING BROCHURE

DORCHESTER - 45 4TH BUILDING

45 4th St. · New Westminster, BC V3L 5H7 · Downtown NW



Scan to view online



2 FOR SALE
FROM \$349,000

2 SOLD · 12 MO
\$367,000–\$405,000



Unit Mix

1 Bedroom

13 units
584 – 707 sf
from \$322,000

2 Bedroom

6 units
793 – 825 sf
from \$405,000

For Sale in Dorchester - 45 4th Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$458,000	1 / 1	700 sf	\$654	110 45 FOURTH STREET
\$349,000	1 / 1	690 sf	\$506	108 45 FOURTH STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$367,000	1 / 1ba	707 sf	\$519	2026-05-26
\$405,000	2 / 1ba	804 sf	\$504	2026-01-29
\$475,000	2 / 1ba	814 sf	\$584	2025-07-20
\$378,000	1 / 1ba	706 sf	\$535	2025-06-13

Value & Financing

Price Positioning

\$580 /sq ft

Active listings here average **\$580/sf** vs **\$676/sf** across Downtown NW.

14% below area average

Mortgage Snapshot

\$1,671 /mo

Entry price (from) **\$349,000**

20% down payment **\$69,800**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1980	LEVELS 4	SUITES 40	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1502	

Overview

Dorchester House - 45 4th Street New Westminster, BC V3L 5H7, NWS1502 - Located in Downtown New Westminster on the corner of 4th Street and Carnarvon Street. This is a convenient location that is close to transit, Royal City Shopping Centre, Queens Park, restaurants, coffee shops, medical services, schools at all levels including Douglas College, recreation and more! Direct access to highways allows an easy commute to surrounding destinations including Richmond, Surrey and downtown Vancouver. Dorchester House offers three levels with 40 homes built in 1980 that are professionally managed. Most homes feature spacious floor plans,

insuite storage, separate dining rooms, large kitchens, walk-in closets, fenced garden patios for ground floor units and oversized balconies that boast river and city views. This is a well maintained building with recent updates including new exterior paint and a pro-active strata council. Other building features include shared laundry facilities, secure underground parking and visitor parking. This is affordable living in a great area of New Westminster - Live at Dorchester House!

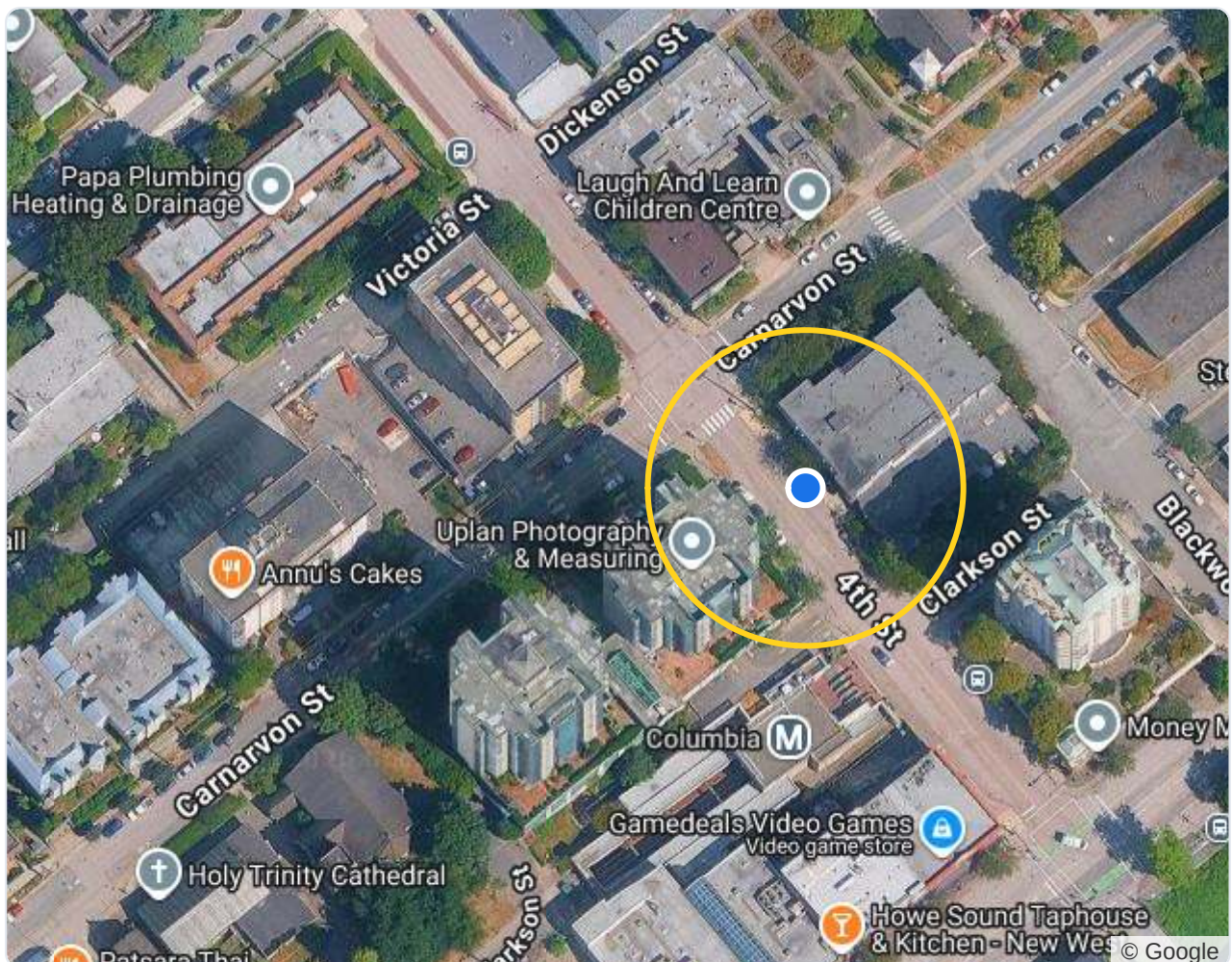
Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Garbage Pickup
- ✓ Hot Water

Location





Les Twarog

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