

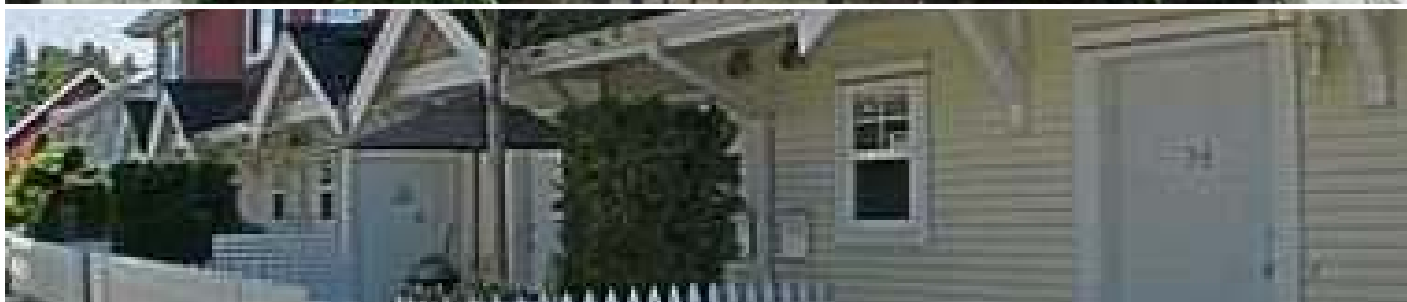
BUILDING BROCHURE

ROYAL CITY TERRACE - 620 QUEENS BUILDING

620 Queens Ave. · New Westminster, BC V3M 1L2 · Uptown NW



Scan to view online



4 FOR SALE
FROM \$525,000

3 SOLD · 12 MO
\$541,000–\$902,500


12-MO SOLD TREND
-24.4

Unit Mix

2 Bedroom 36 units 805 – 1,548 sf from \$495,000	3 Bedroom 5 units 1,170 – 1,523 sf from \$692,880	4 Bedroom 4 units 1,574 – 1,778 sf from \$805,000	5 Bedroom 1 unit 1,865 – 1,865 sf from \$910,000
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For Sale in Royal City Terrace – 620 Queens Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$779,000	2 / 3	1548 sf	\$503	16 188 SIXTH STREET
\$699,900	3 / 2	1170 sf	\$598	1 123 SEVENTH STREET
\$649,000	2 / 2	1046 sf	\$620	49 123 SEVENTH STREET
\$525,000	2 / 1	865 sf	\$607	7 123 SEVENTH STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$541,000	2 / 2ba	1026 sf	\$527	2026-05-28
\$585,000	2 / 1ba	895 sf	\$654	2026-05-25
\$902,500	3 / 3ba	1523 sf	\$593	2025-11-03
\$810,000	2 / 3ba	1134 sf	\$714	2025-05-17

Value & Financing

Price Positioning

\$582 /sq ft

Active listings here average **\$582/sf** vs **\$681/sf** across Uptown NW.

15% below area average

Mortgage Snapshot

\$2,514 /mo

Entry price (from)	\$525,000
20% down payment	\$105,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1999	LEVELS 2	SUITES 112	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3756	MANAGEMENT Confidential

Overview

Royal City Terrace - 620 Queens Avenue New Westminster, BC V3M 1L2 - Located in the popular area of Uptown in New Westminster on 7th Street and Queens Avenue. This is a convenient location public transit, restaurants, coffee shops, Royal City Shopping Centre, library, London Drugs, Save-On-Foods, Moody Park, all levels of schools including Douglas College, Safeway, recreation, medical services and more! Direct access to highways allows an easy commute to Richmond, Downtown Vancouver and other surrounding destinations. Royal City Terrace offers 110 units with 14 units on 168 6th, 15 units on 188 6th, 51 units on 123 7th and 30 units on 620 Queens. These heritage style homes are quality built Bucci Developments in 1999 that are professionally managed by Baywest 604-591-6060. Most homes feature vaulted ceilings, gourmet style kitchens, cozy gas fireplaces, insuite laundry, plenty of storage throughout, spacious balconies that overlook a garden courtyard and private backyards for ground level units. This is a well maintained complex with recent updates including full rainscreen. Royal City Terrace offers bike storage, exercise centre, an activities room, manicured gardens, a courtyard, secure underground parking, gated entrances and ample visitor parking. This is a family oriented community that welcomes all ages, is pet friendly with restrictions and rentals are permitted with restrictions. Royal City Terrace offers affordable and comfortable living in a desirable neighbourhood in New Westminster - Live here today!

Amenities & Features

✓ None

Maintenance Fees Include

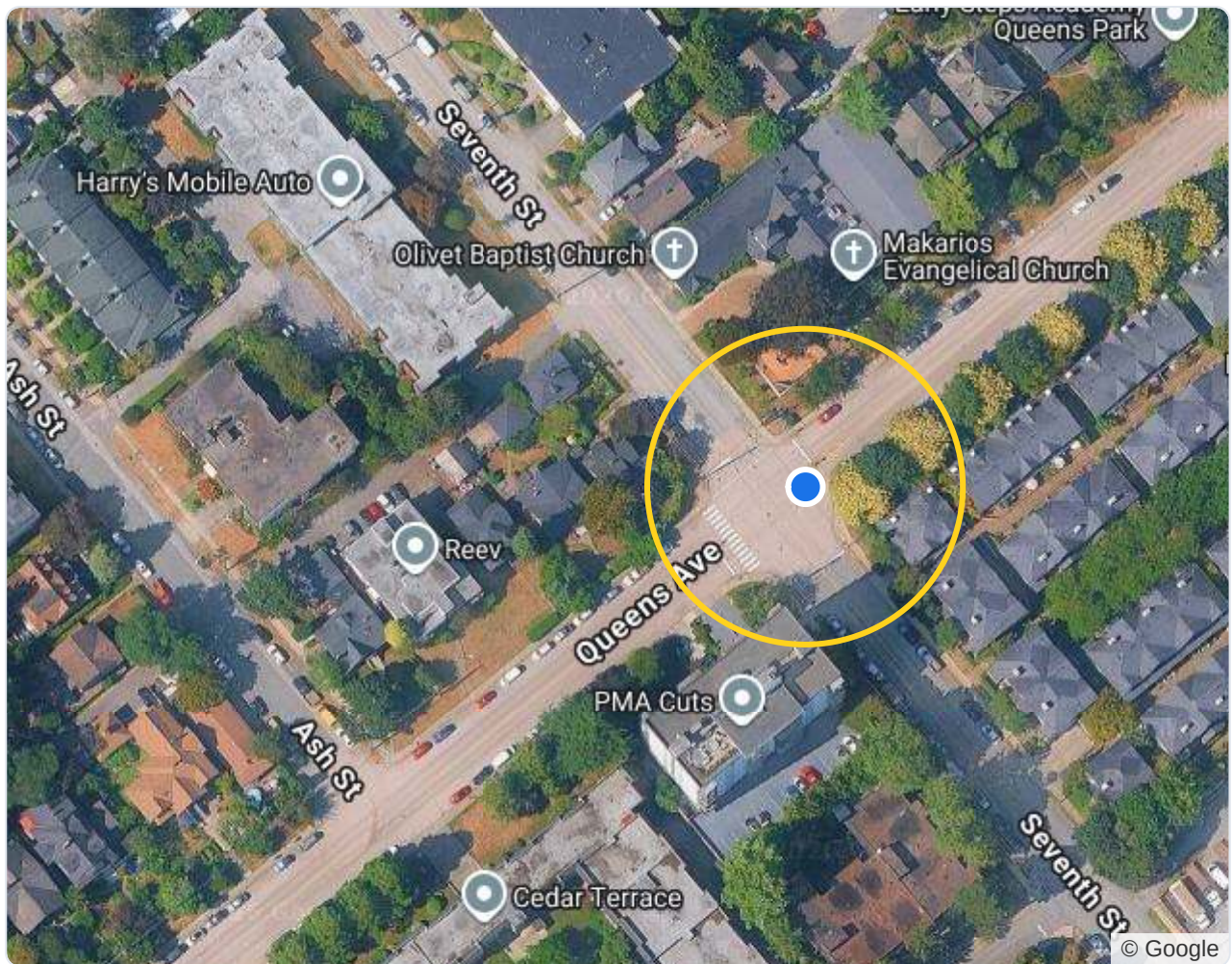
✓ Garbage Pickup

✓ Gas

✓ Gardening

✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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