

BUILDING BROCHURE

PARK WESTMINSTER - 340 9TH BUILDING

340 9th St. · New Westminster, BC V3M 3V6 · Uptown NW



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1 FOR SALE
FROM \$439,000

12-MO SOLD TREND
14.9

Unit Mix

1 Bedroom 5 units 719 – 868 sf from \$410,000	2 Bedroom 4 units 868 – 1,111 sf from \$360,000
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For Sale in Park Westminster - 340 9th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$439,000	2 / 1	868 sf	\$506	103 340 NINTH STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$477,000	1 / 1ba	725 sf	\$658	2025-03-05
\$499,000	2 / 1ba	868 sf	\$575	2024-04-08
\$410,000	1 / 1ba	868 sf	\$472	2024-01-30
\$410,000	1 / 1ba	740 sf	\$554	2022-06-27

Value & Financing

Price Positioning \$506 /sq ft Active listings here average \$506/sf vs \$712/sf across Uptown NW. 29% below area average	Mortgage Snapshot \$2,102 /mo Entry price (from) \$439,000 20% down payment \$87,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1974	LEVELS 3	SUITES 33	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS161	MANAGEMENT Self Managed

Overview

Park Westminster - 340 9th Street, New Westminster, BC V3M 3V6, NWS161 - located at the corner of 9th Street and Kennedy Street in Uptown New Westminster area. Park Westminster is

situated near the New Westminster Skytrain Station and major public transportation routes, it's only 25 minutes away from Downtown Vancouver, Burnaby Brentwood Mall, and 15 minutes away from Metrotown, Lougheed Centre and Surrey Centre. Via highway 91, it is only 20 minutes driving to Richmond, Vancouver International Airport is just 30 minutes away. These great community amenities at Park Westminster include everything in the heart of the city that includes coffee shops, casual and fine dining restaurants, library, City Hall, RCMP central station, shopping mall, Safeway, Save-On Foods, lawn bowling, curling, beauty salons and barber shops. Also just minutes around the Park Westminster homes are New Westminster Quay, Public Market, Douglas College and Moody Park as well as the longest standing traditions and boutique shopping district. Park Westminster was built in 1974 with a frame-wood construction and wood exterior finishing. There are 33 units in development and in strata. This 3-level quiet Park Westminster building has spacious floor plans, a wood burning fireplace, large oversized windows, thermo windows, wheelchair access and huge private balconies/patios. Other great features of Park Westminster include the upgraded piping system, new balconies, secure underground parking, storage lockers, and shared laundry with new energy efficient washers and dryers in addition to beautifully landscaped grounds.

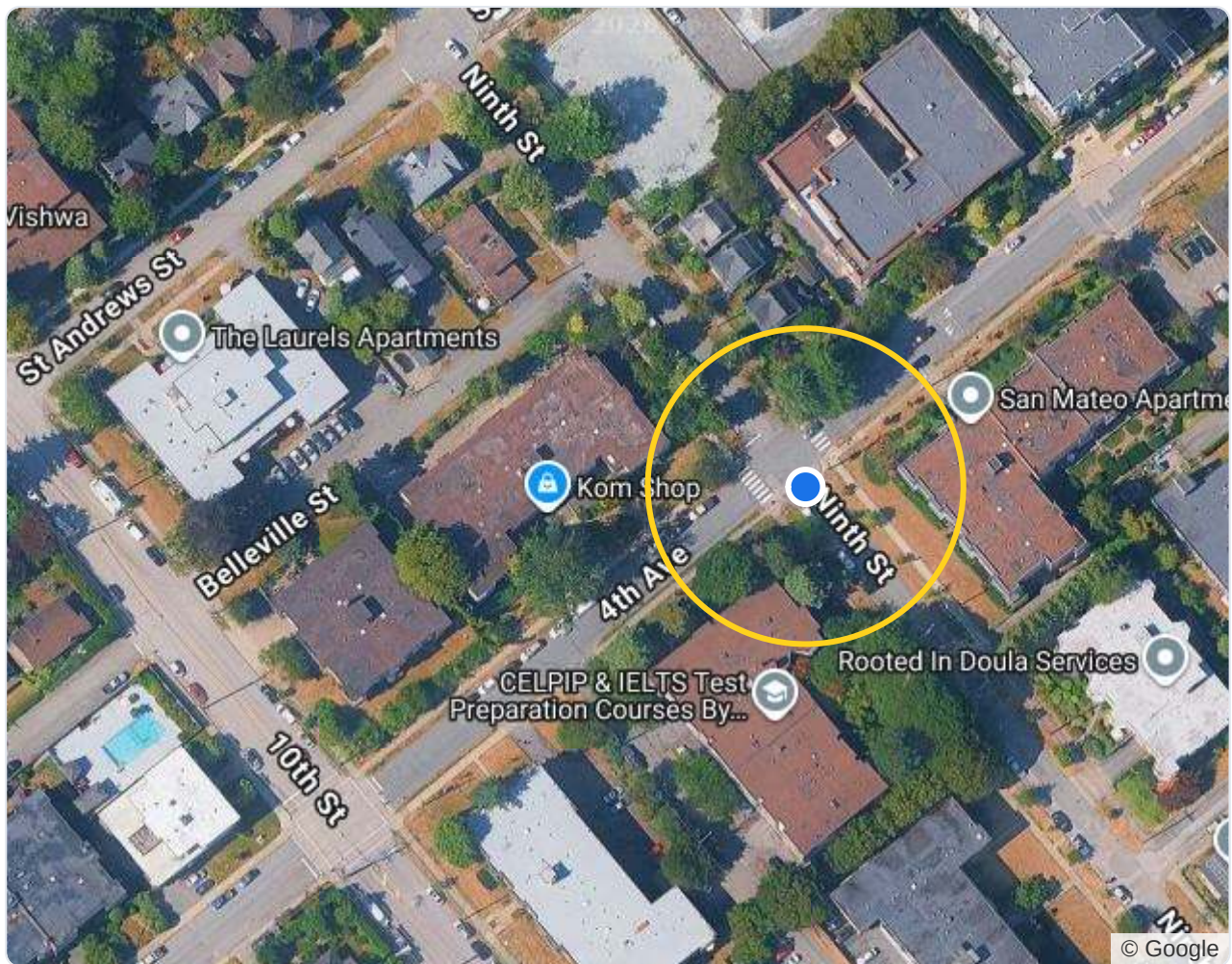
Amenities & Features

- ✓ Shared Laundry

Maintenance Fees Include

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

Location



Les Twarog

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