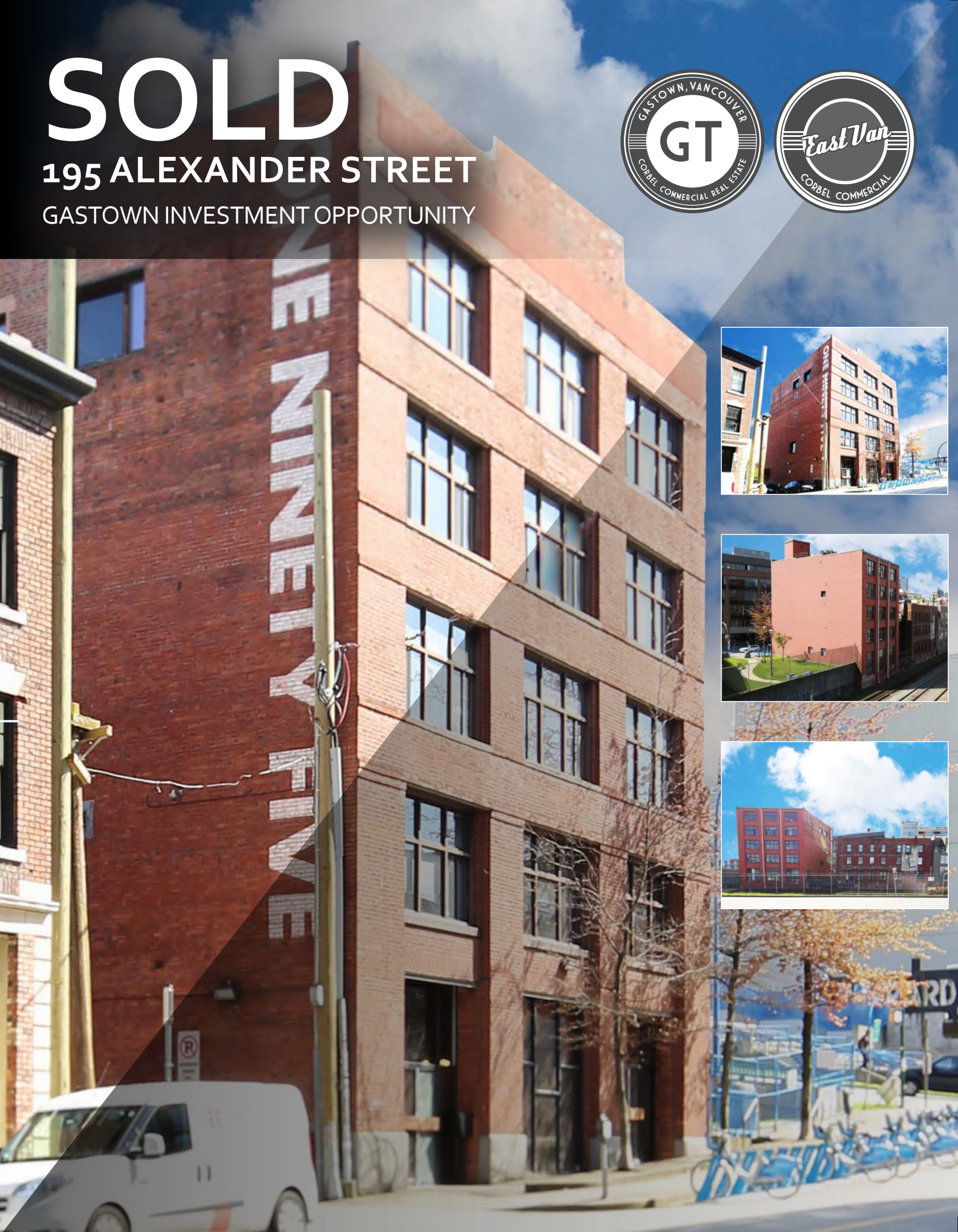


SOLD

195 ALEXANDER STREET

GASTOWN INVESTMENT OPPORTUNITY



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195 ALEXANDER STREET GASTOWN INVESTMENT OPPORTUNITY



LOCATION

Alexander Place is ideally located near the northwest corner of Alexander and Main Street on the border of Gastown and Railtown, just west of the Downtown Core Financial District. Uniquely situated at the edge of Main Street, the subject property features remarkable views of the Northshore Mountains and the Vancouver Harbour and through Waterfront Road, is minutes away from the Downtown core, the Waterfront Skytrain Station/Seabus Terminal, and the West Coast Express.

This Landmark Building is located in close proximity to the Water Street, Powell Street, Carrall Street and Alexander Street diversion, where L'Abattoir, The Diamond, and several other boutiques and eateries are situated. Gastown boasts a clustered base of visual effects firms and high tech companies, which include Industrial Light and Magic (wholly owned by Disney), Invoke Media, Global Relay, and just steps to the east, the Railtown design district houses some of Vancouver's foremost local brands such as the corporate head offices of Aritzia, Herschel Supply Co., & Inform Interiors, together with renowned restaurants such as Ask for Luigi, Belgard Kitchen and Railtown Café.

THE OPPORTUNITY

Alexander Place sits prominently near the corner of Main Street and Alexander Street in the highly coveted district of Gastown. This charming five-storey office building features classic brick and masonry construction, timeless exposed beams throughout, a passenger elevator, and boutique full floor office units. Alexander Place offers an incredibly rare investment opportunity, with unparalleled views of the Vancouver Harbour and North Shore mountains, and a strategic location in one of Vancouver's most vibrant and fastest emerging regions

LOT DESCRIPTION

The subject property is irregular in shape and features a combined lot size of approximately 4,811 sf*. Approximately 1,378 sf* (as per BC Assessment) is currently a vacant lot and approximately 3,433 sf* (as per BC Assessment) is improved with a 5 storey office building.

BUILDING SIZE

18,541 sf* (Gross Area | Approximate)
14,585 sf* (Rentable Area | Approximate)

PROPERTY TAXES (2017)

\$69,305.37



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NET OPERATING INCOME
(ACTUAL & PROJECTED)

Please contact us

SALE PRICE

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*All sizes are approximate and subject to verification.



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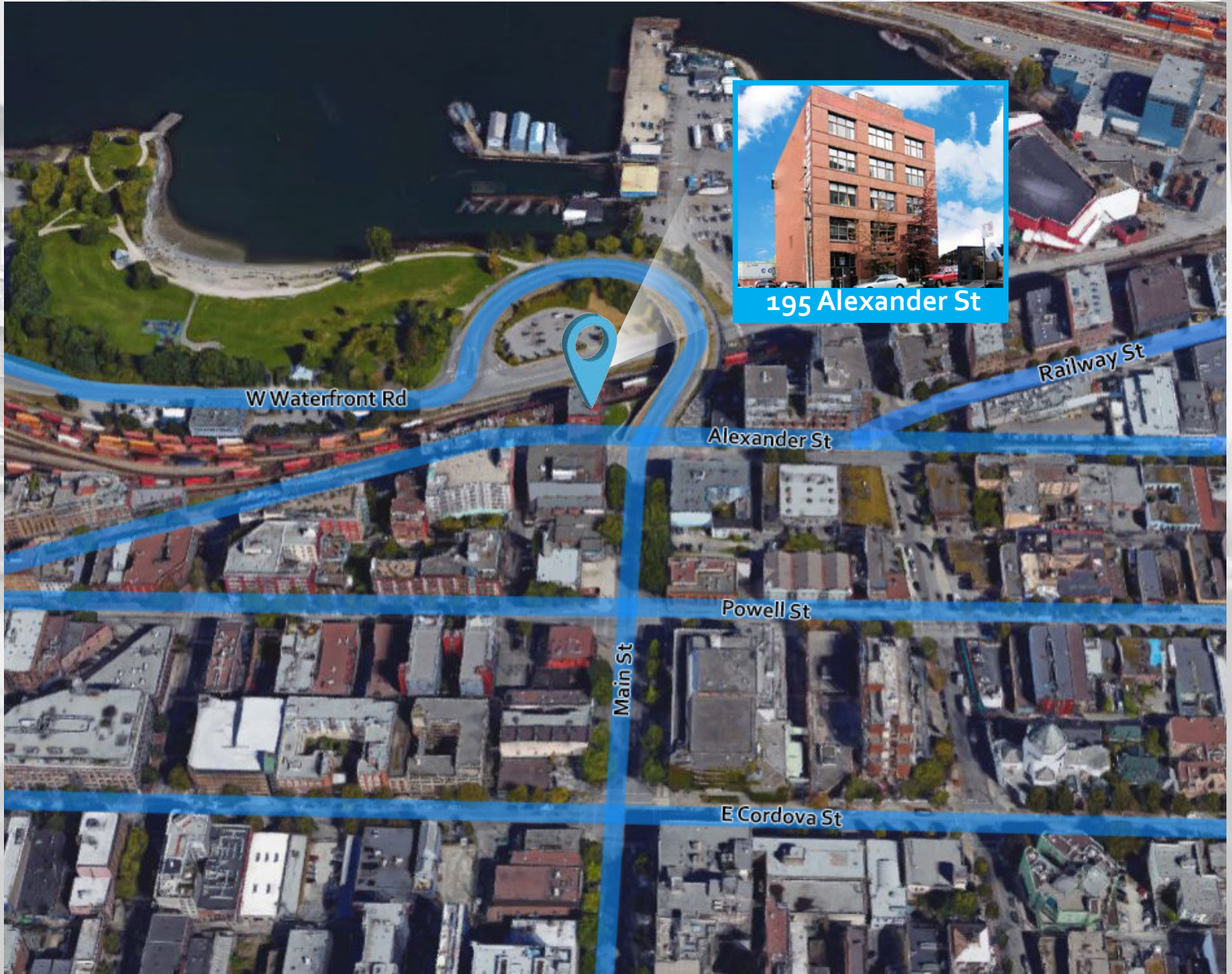
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LOCATION MAP



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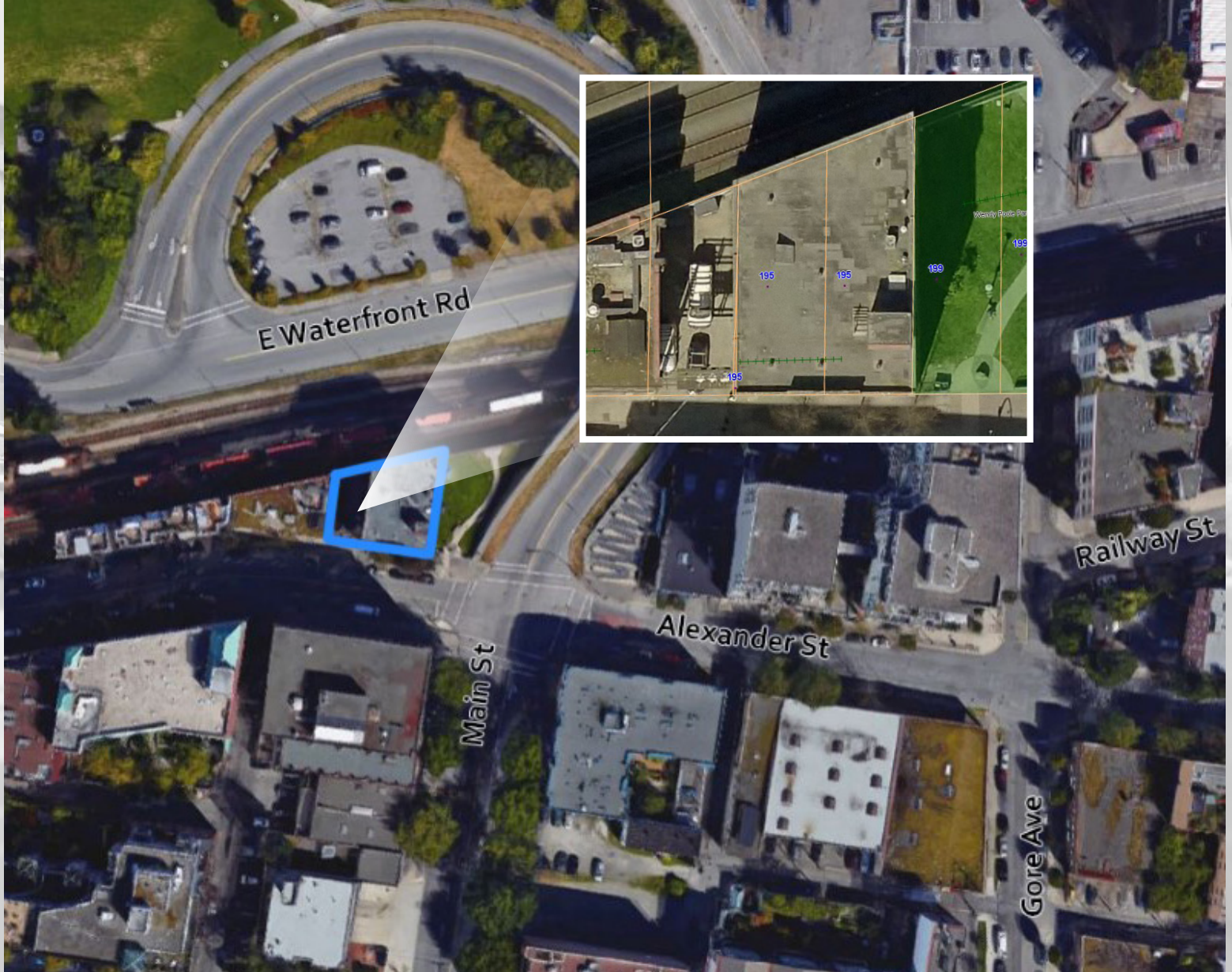
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AERIAL LOT PLAN



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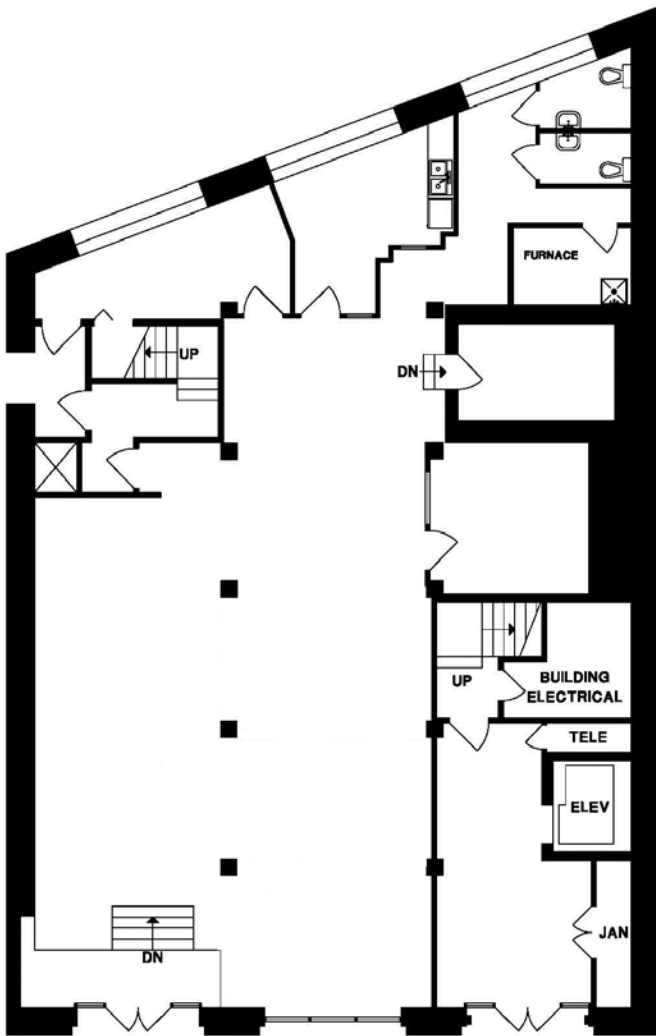
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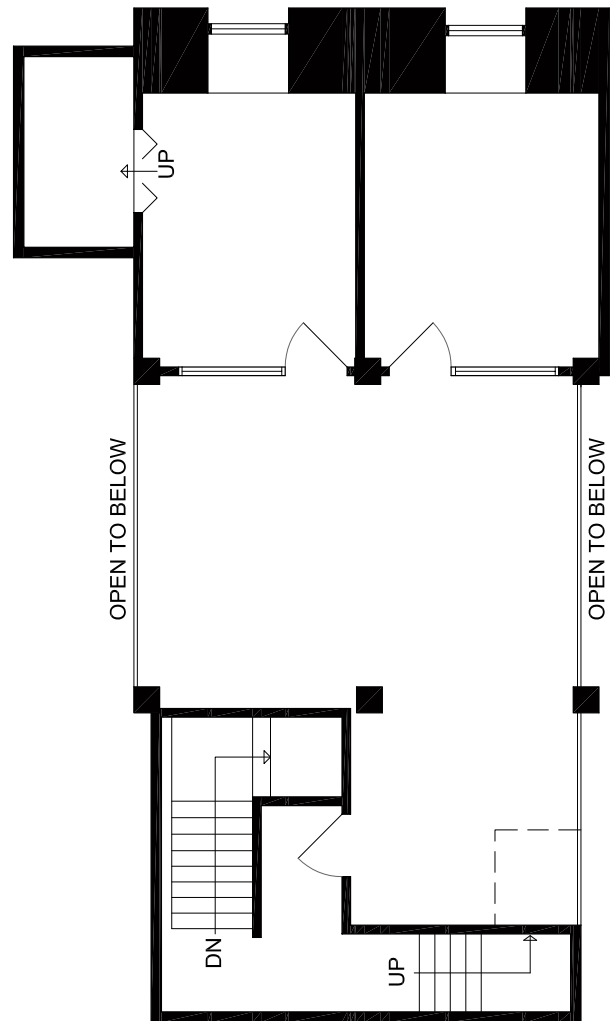


FLOOR PLANS

1ST FLOOR



MEZZANINE



*The floor plans above may not be 100% accurate and are subject to verification.



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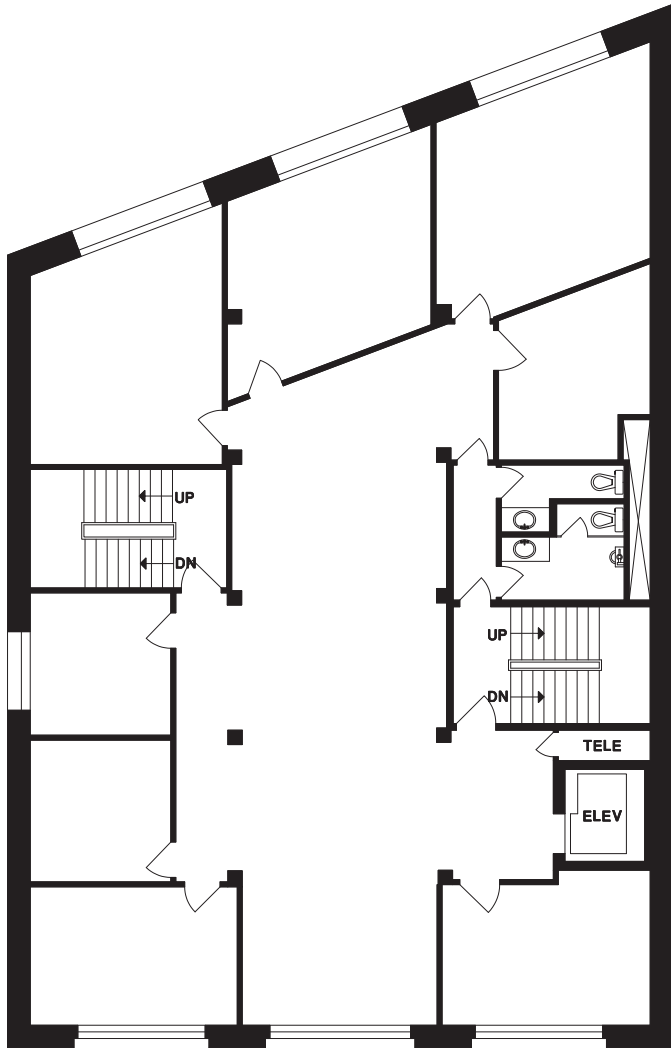
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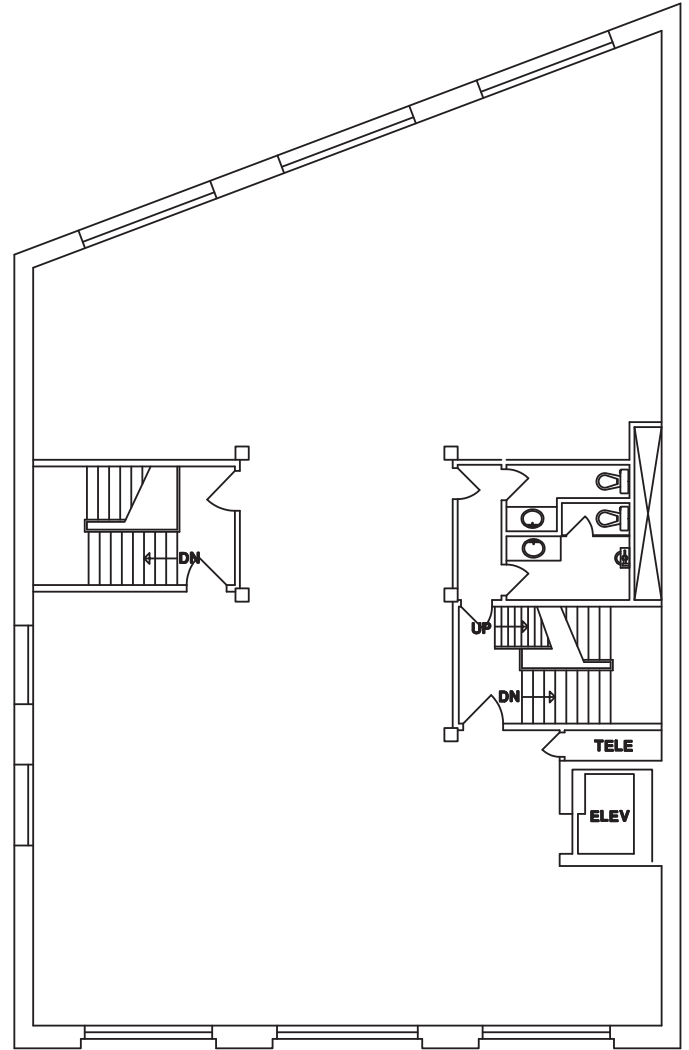


FLOOR PLANS

2ND FLOOR



3RD FLOOR



Not an as-built plan

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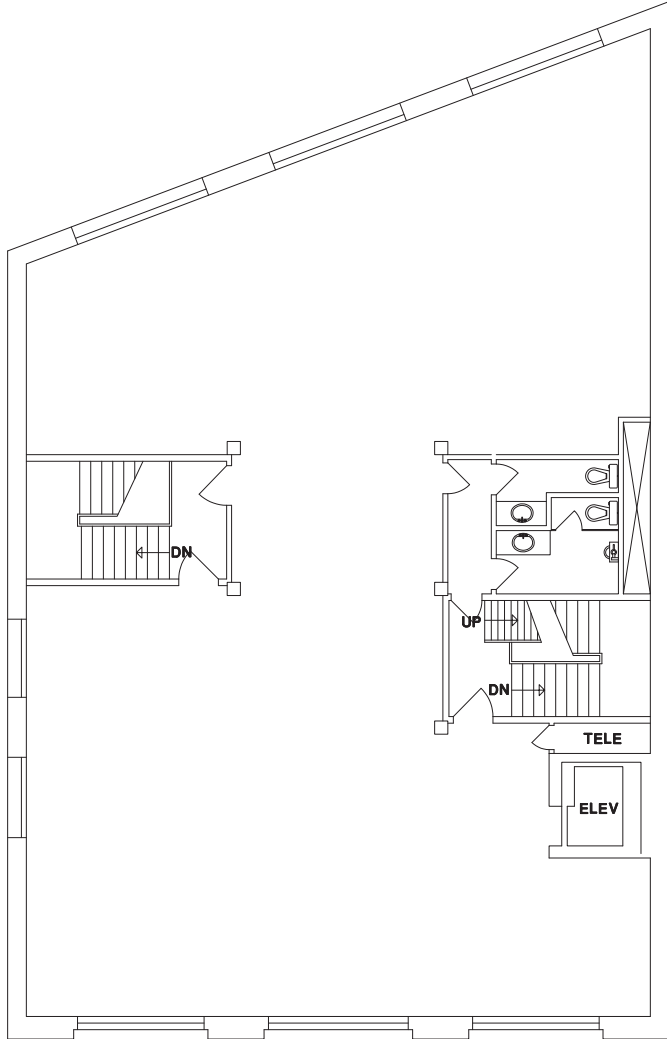
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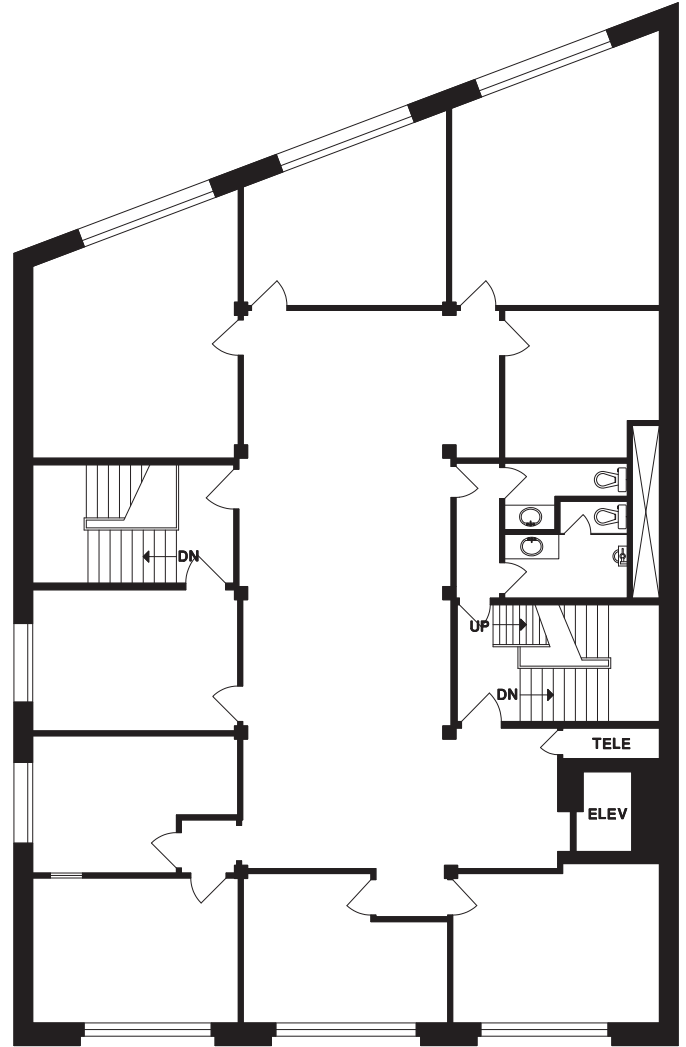
FLOOR PLANS

4TH FLOOR



Not an as-built plan

5TH FLOOR



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