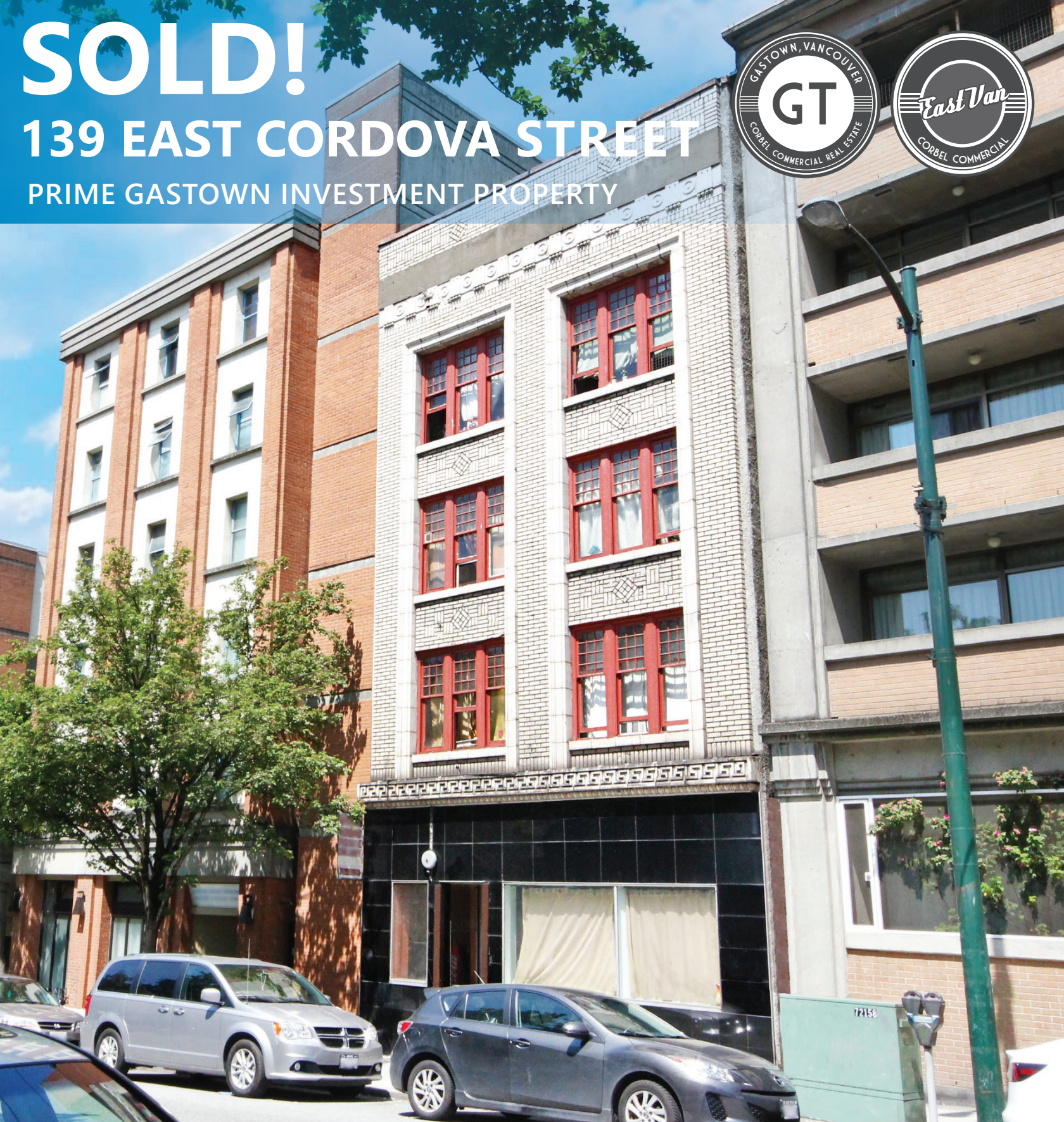


# SOLD!

## 139 EAST CORDOVA STREET

### PRIME GASTOWN INVESTMENT PROPERTY



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E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

# SOLD!

## 139 EAST CORDOVA STREET

### PRIME GASTOWN INVESTMENT PROPERTY



#### LOCATION

The historic United Rooms is located on East Cordova Street, between Main and Columbia Streets, in Vancouver's ever-evolving Gastown subdistrict. Gastown has seen a major change in recent years with a number of new and notable developments in the immediate area, including Woodward's by Westbank, SMART Gastown by Concord Pacific, and the Alhambra, Terminus and Garage developments by Salient. This area is located in close proximity to several public transit routes, International Village Mall, and the vibrant Railtown district to the east. Buzzworthy tenants nearby include The Birds & The Beets, El Kartel, Fortune Sound Club, Cadeaux Bakery, and Nicli Antica Pizzeria.

#### BUILDING

Sitting prominently on a 3,050 SF (approx.) lot, 139 East Cordova Street is a 4-storey brick and mortar building constructed in 1912. The subject property contains 44 rooming house units (SRA)<sup>1</sup> over four levels, with common washrooms on each floor and two additional housekeeping units on the main level. The building features a charming character façade, with detailed brickwork above and unique black art deco storefront at grade. With a variety of ways to add value and increase revenue, 139 East Cordova Street represents an exceptional investment opportunity in Vancouver's coveted Gastown district.

<b>LOT SIZE<sup>2</sup>:</b>	3,050 SF (approx.)
<b>LEGAL DESCRIPTION:</b>	LT 15 BLK 6 PL 184 DL 196
<b>PID:</b>	004-410-785
<b>ZONING:</b>	HA-2 (Historic Gastown)
<b>PROPERTY TAXES:</b>	\$6,185.49 (2018)
<b>SALE PRICE:</b>	Please contact agent



<sup>1</sup>Subject to the City of Vancouver's SRA bylaw. Please contact us for further details.

<sup>2</sup>All sizes are approximate and subject to re-measurement.

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