

# FOR SALE

## 280 CARRALL STREET

### PRIME INVESTMENT/OWNER-USER OPPORTUNITY



**SOLD**

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### LOCATION

This freehold strata unit in Carrall Station is ideally located near the corner of Cordova and Carrall Streets, steps from several notable developments including Woodwards by Westbank, the Alhambra, Terminus and Garage developments by Salient, in the heart of Gastown. Vancouver's trendy Gastown district is characterized by cobblestone streets, brick and timber heritage buildings, and abundant historical charm. The high-traffic neighbourhood is the location of many of the city's hottest restaurants and shops, and has become home to numerous design studios, high-end furniture retailers, and art galleries. Notable tenants in the area include COS, Tacofino, Di Beppe Restaurant, and Le Labo Fragrances. This rare small format retail opportunity is ideal for investors and potential owner-occupiers alike.



### FEATURES

- Rare small format retail/food primary opportunity in the heart of Gastown
- Ideal for investor or potential owner-occupier
- Previous approved use was a fully-licensed Food Primary establishment allowing liquor sales, approved for 26 seats (subject to confirmation)
- Exposed concrete ceilings with exceptional ceiling heights
- Unparalleled location amongst Vancouver's top restaurants, including L'Abattoir, Di Beppe, Coquille, Tacofino, and Bauhaus
- Extraordinary year-over-year market rental growth with historically low vacancy rates



<b>SIZE:*</b>	680 SF (approx.)
<b>ZONING:</b>	HA-2 (Gastown Historic Area)
<b>LEGAL DESCRIPTION:</b>	PL LMS2854 LT 1 DL 196 LD 36 GRP 1
<b>PID:</b>	023-802-774
<b>STRATA FEES:</b>	\$375.96/month
<b>PROPERTY TAXES:</b>	\$4,925.81 (2018)
<b>SALE PRICE:</b>	Please contact agent



\*All measurements are per the strata plan and are subject to verification.



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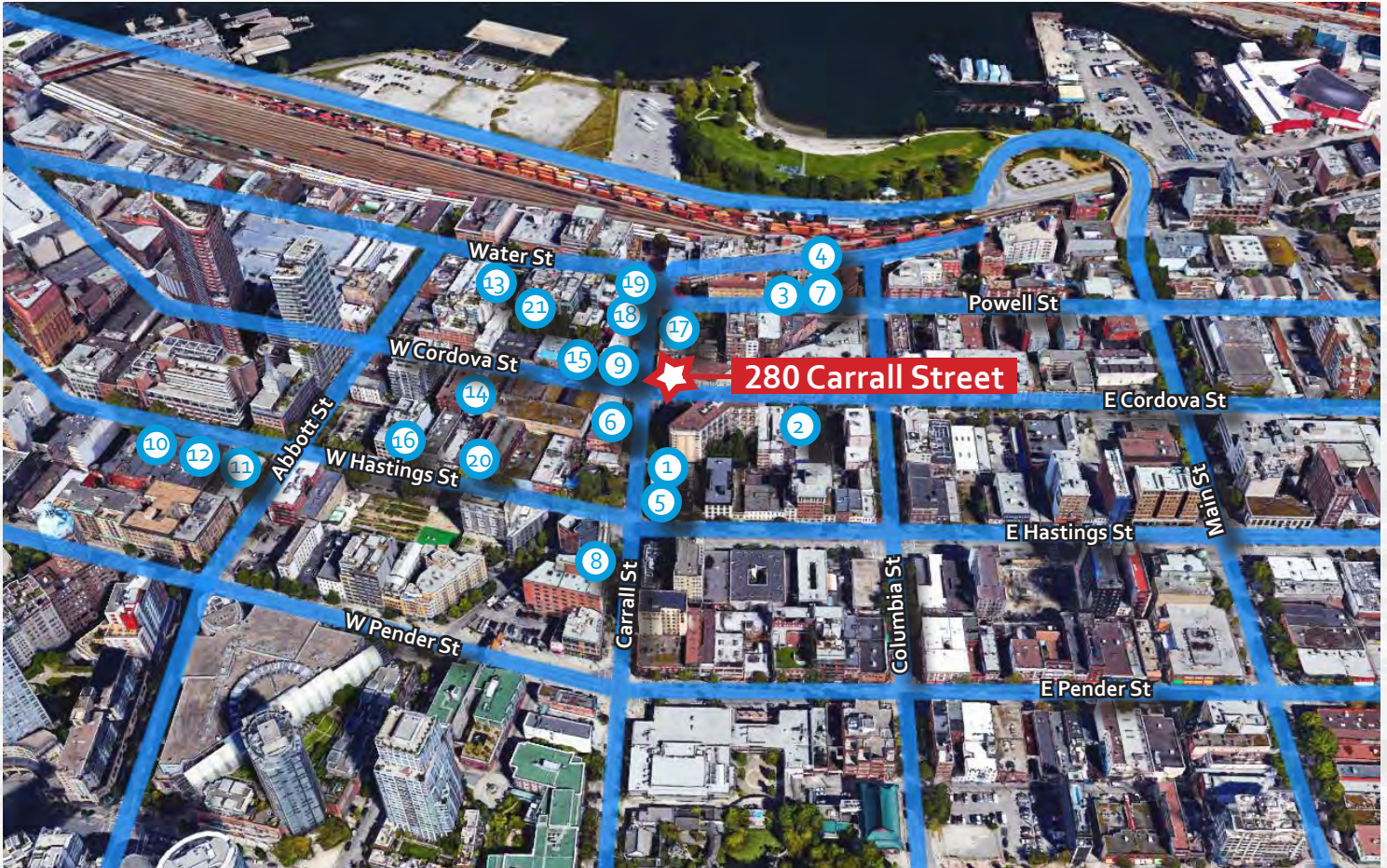
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### LOCAL AREA MAP



- |                            |                           |                        |
|----------------------------|---------------------------|------------------------|
| 1. PiDGiN                  | 8. LightForm Vancouver    | 15. Tacofino Taco Bar  |
| 2. Nicli Antica Pizzeria   | 9. Bauhaus                | 16. Moltaqa Restaurant |
| 3. Rodney's Oyster House   | 10. Catch 122 Cafe Bistro | 17. The Shebeen        |
| 4. The Birds & The Beets   | 11. Prado Cafe            | 18. L'Abattoir         |
| 5. Stratosphere Hair Salon | 12. Wildebeest            | 19. Six Acres          |
| 6. Di Beppe Caffé          | 13. Pourhouse Restaurant  | 20. Lost + Found Cafe  |
| 7. lululemon               | 14. Tuc Craft Kitchen     | 21. Salt Tasting Room  |



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