

# 1867 POWELL STREET

RARE PORT TOWN INVESTMENT/OWNER-USER OPPORTUNITY

## FOR SALE



**SOLD!**

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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.

## THE LOCATION

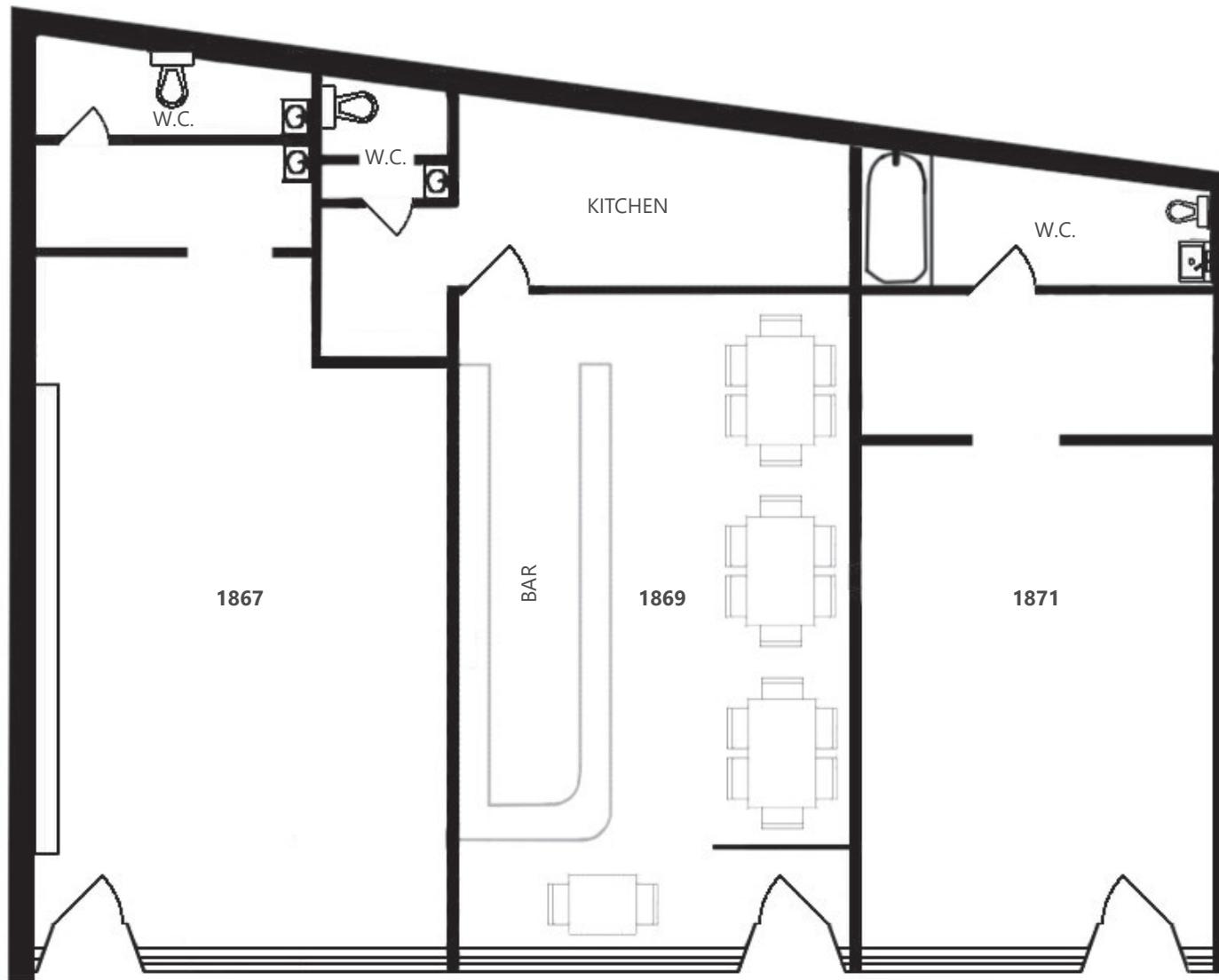
The subject property is located in the heart of Vancouver's exciting Port Town district. Just two blocks north of the innovative Ironworks Development by Conwest, the area is a burgeoning district extending from the Gastown and Railtown markets just minutes to the east. The area has seen a recent influx of chic restaurants, cafés, distilleries, microbreweries, and creative spaces, including Scandilicious, Resurrection Spirits, Pallet Coffee Roasters, Parallel 49, and Odd Society Spirits. With trendy neighbours including The Pie Shoppe and Aleph Eatery just adjacent in the iconic Hamilton Bank Building. 1867 Powell Street is an exceptional investment/owner-user opportunity in the highly coveted and rapidly growing Port Town neighbourhood.

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|---------------------------|--|
| <b>LOT SIZE:*</b>         | 2,315 SF (APPROX. AS PER TAX REPORT)             |
| <b>BUILDING SIZE:*</b>    | 2,216.6 SF (APPROX.)                             |
| <b>LEGAL DESCRIPTION:</b> | LT 47 BLK 1 PL VAP5155 DL 183 GP 1 NWD, of BLK E |
| <b>PID:</b>               | 011-224-801                                      |
| <b>ZONING:</b>            | M-2 (Industrial)                                 |
| <b>PROPERTY TAXES:</b>    | \$8,743.14 (2020)                                |
| <b>SALE PRICE:</b>        | Please contact listing agent                     |

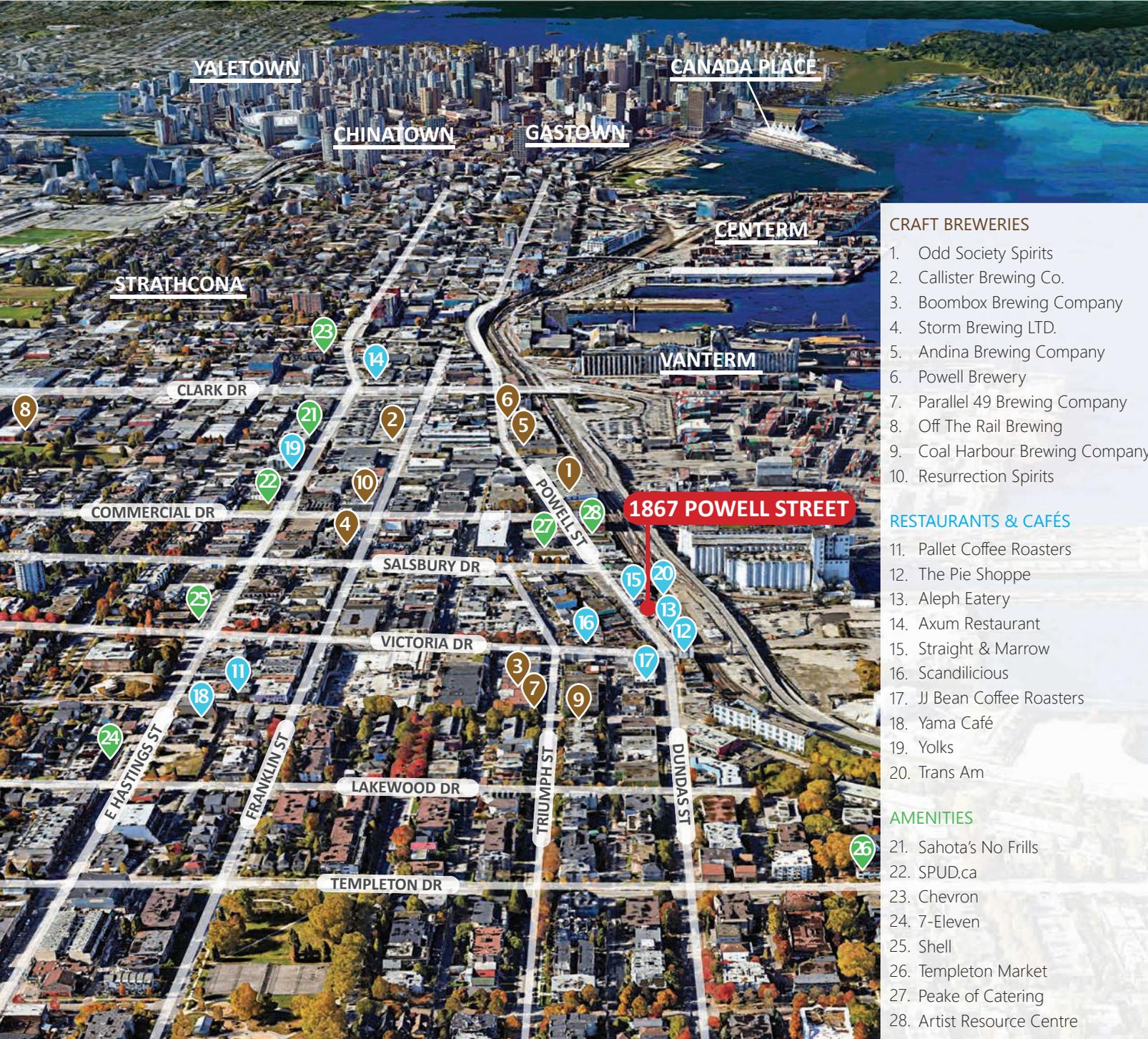


\*The above measurements are for discussion purposes only and must be verified.

# FLOOR PLAN



-- POWELL STREET --



**CRAFT BREWERIES**

1. Odd Society Spirits
2. Callister Brewing Co.
3. Boombox Brewing Company
4. Storm Brewing LTD.
5. Andina Brewing Company
6. Powell Brewery
7. Parallel 49 Brewing Company
8. Off The Rail Brewing
9. Coal Harbour Brewing Company
10. Resurrection Spirits



**RESTAURANTS & CAFÉS**

11. Pallet Coffee Roasters
12. The Pie Shoppe
13. Aleph Eatery
14. Axum Restaurant
15. Straight & Marrow
16. Scandilicious
17. JJ Bean Coffee Roasters
18. Yama Café
19. Yolks
20. Trans Am



**AMENITIES**

21. Sahota's No Frills
22. SPUD.ca
23. Chevron
24. 7-Eleven
25. Shell
26. Templeton Market
27. Peake of Catering
28. Artist Resource Centre



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