

# 234-238 ABBOTT STREET

PRIME GASTOWN INVESTMENT OPPORTUNITY

FOR SALE



NEW PRICE!

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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.



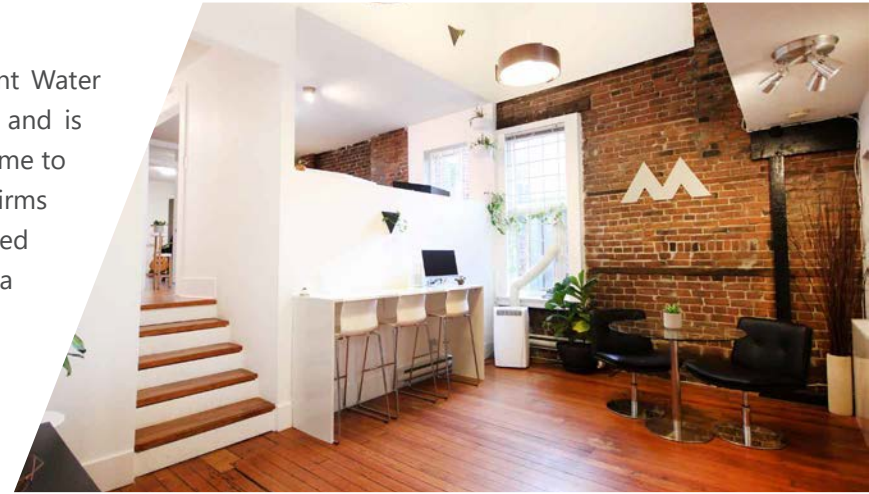
## THE OPPORTUNITY

234 – 238 Abbott Street is located in the heart of Gastown on Abbott Street steps away from vibrant Water Street. Gastown is an internationally renowned heritage zone, adjacent to Vancouver’s financial core and is characterized by its cobblestone streets, brick and timber heritage buildings and historical charm. It is home to many boutiques, international retailers and award-winning restaurants with multiple emerging design firms and some of Vancouver’s top high tech and visual effects companies. The subject asset is strategically located amongst several extremely successful mixed use developments, including the Terminus/Garage/Alhambra Projects by Salient Developments and the renowned Woodwards Development by Westbank, among others. The immediate area is further seeing development intensification with the brand new 114,000 SF mixed use rental project at 33 W Cordova Street by Westbank and the 82,000 SF office and retail project by Low Tide Properties at 155 Water Street, both steps away from the subject asset.

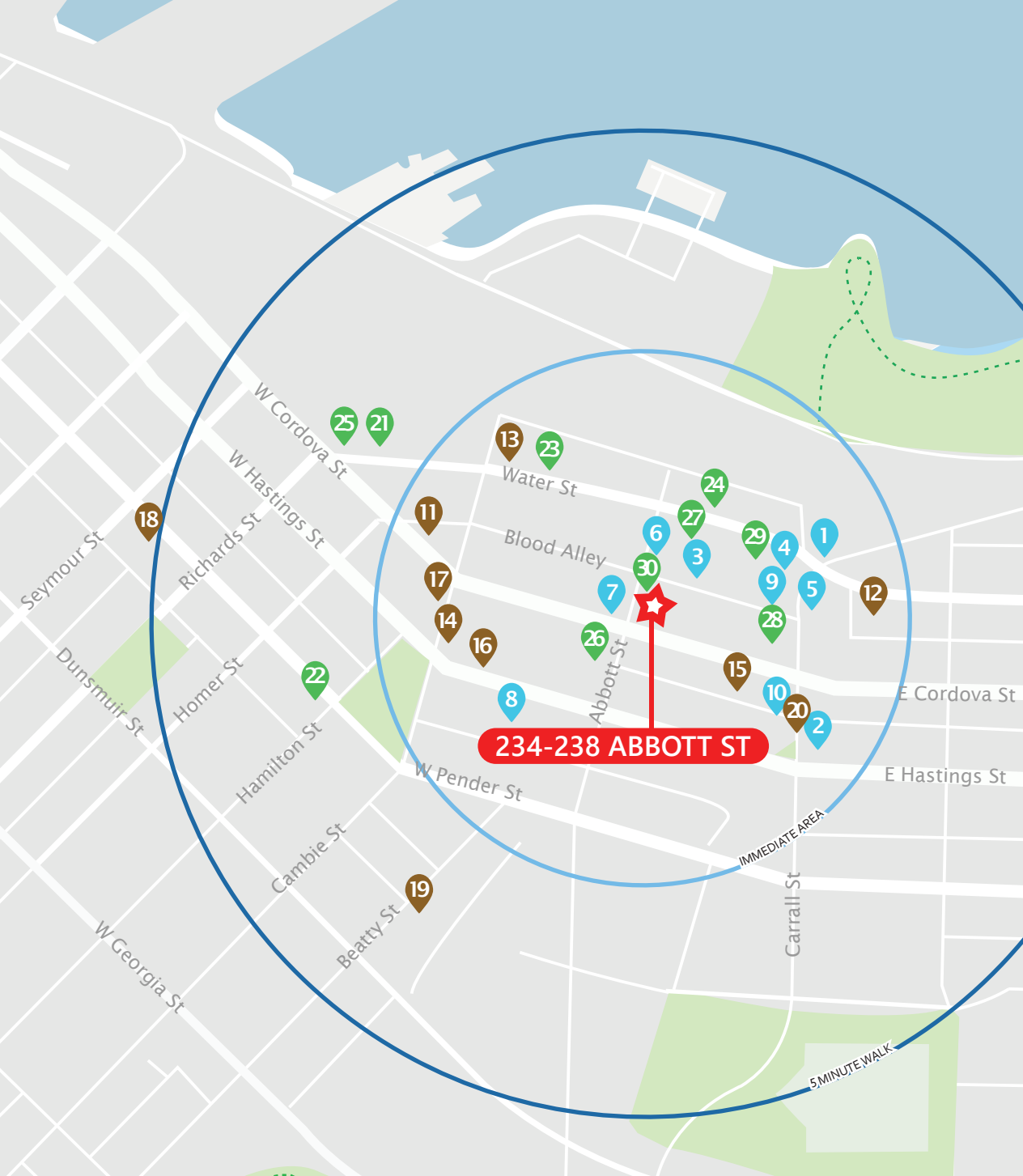
## FEATURES

- Extraordinary investment/owner occupier opportunity in the heart of Gastown
- Character restaurant and office asset with two storeys, both with mezzanines
- Main level features a fully fixtured, 1,800 SF (approx.) restaurant premises
- Second level features a beautifully renovated, 1,800 SF (approx.) character office unit, with a private washroom and shower
- Exposed brick and beam throughout
- Excellent carefree net investment with exceptional rental upside, with Gastown experiencing substantial year over year rental growth
- Opportunity for an owner occupier with strong in-place rental income
- Contact listing agent for further details

<b>LOT SIZE:*</b>	1,500 SF (approx.)
<b>BUILDING SIZE:*</b>	3,600 SF (approx.)
<b>RENTABLE AREA:</b>	Please contact us
<b>ZONING:</b>	HA-2 (Gastown Historic Area)
<b>LEGAL DESCRIPTION:</b>	LT C BLK 2 PL VAP205 DL OGT NWD GP 1 of LT 6
<b>PID:</b>	010-109-251
<b>ANNUAL NET INCOME:</b>	\$164,700.00/\$184,500.00 (Actual/Projected)
<b>PROPERTY TAXES:</b>	\$16,552.50 (2020)
<b>ASKING PRICE:</b>	<del>\$5,250,000.00</del> <b>\$4,995,000.00</b>



\*All sizes are approximate and subject to verification.



**DINING + COCKTAILS**

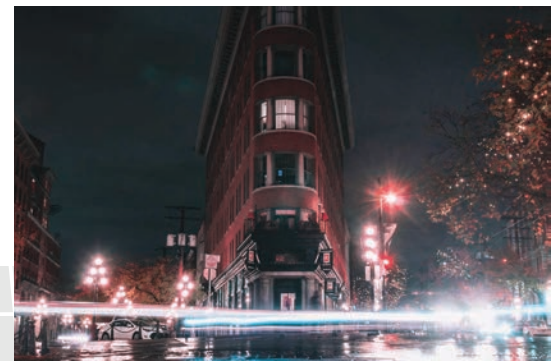
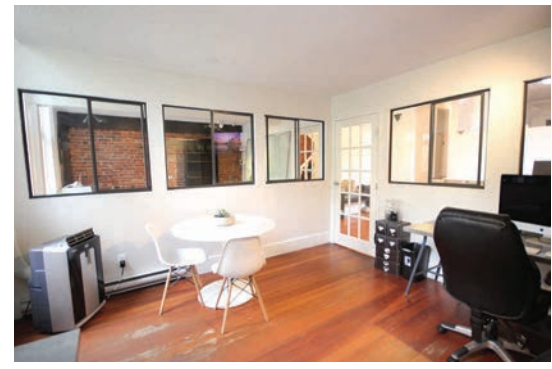
- 1. LOCAL Gastown
- 2. PiDiGiN Restaurant
- 3. Salt Tasting Room
- 4. Six Acres
- 5. The Diamond
- 6. Jules Bistro
- 7. La Casita
- 8. Wildebeest
- 9. L'Abattoir
- 10. Di Beppe

**COFFEE + CASUAL FARE**

- 11. Timbertrain Coffee Roasters
- 12. Milano Espresso Lounge
- 13. Starbucks
- 14. Meat & Bread
- 15. Tacofino Taco Bar
- 16. Purebread
- 17. Revolver
- 18. Cartems Donuts
- 19. Jam Cafe
- 20. Nelson the Seagull

**SHOPPING**

- 21. Herschel Supply Co.
- 22. Versace Home
- 23. Kit and Ace
- 24. John Fluevog Shoes
- 25. OAK + FORT
- 26. Hey Jude
- 27. Inform Interiors
- 28. Le Labo
- 29. Roden Gray
- 30. Montauk Sofa



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