

10 & 12 E CORDOVA STREET

PRIME INVESTMENT/OWNER-USER OPPORTUNITY

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.

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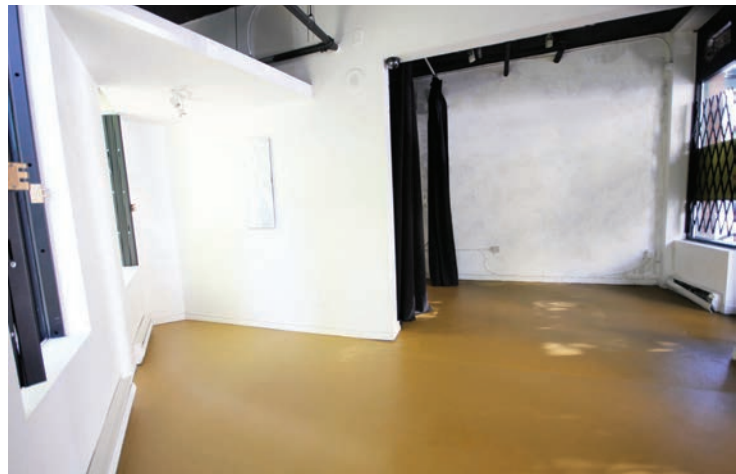
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LOCATION

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. These freehold strata units in the Van Horne building are ideally located near the corner of Cordova and Carrall Streets, and are just steps from several notable developments including Woodward's by Westbank and the Alhambra, Terminus and Garage developments by Salient. 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 opportunities in the heart of Gastown
- Two individually titled retail units which may be purchased together or separately
- Currently conjoined as one 283 SF (approx.) commercial retail unit which may be demised
- Large street-front retail windows providing excellent exposure on Cordova Street
- High ceilings and abundant natural light and track lighting
- Private washroom in place
- Adjacent to a peaceful and secured private courtyard
- Central location with excellent transit access



	10 E CORDOVA ST	12 E CORDOVA ST
SIZE:¹	126 SF	157 SF
ZONING:	HA-2 (Gastown Historic Area)	
LEGAL DESCRIPTION:	LT 1 & 12, PL LMS2636, DL 196, LD 36	
PID:	023-640-537	023-640-421
STRATA FEES:	\$73.21/month	\$91.52/month
PROPERTY TAX:	\$1,417.04 (2019)	\$1,866.37 (2019)
SALE PRICE:	Please contact us	

¹All measurements are per the strata plan and are subject to verification.



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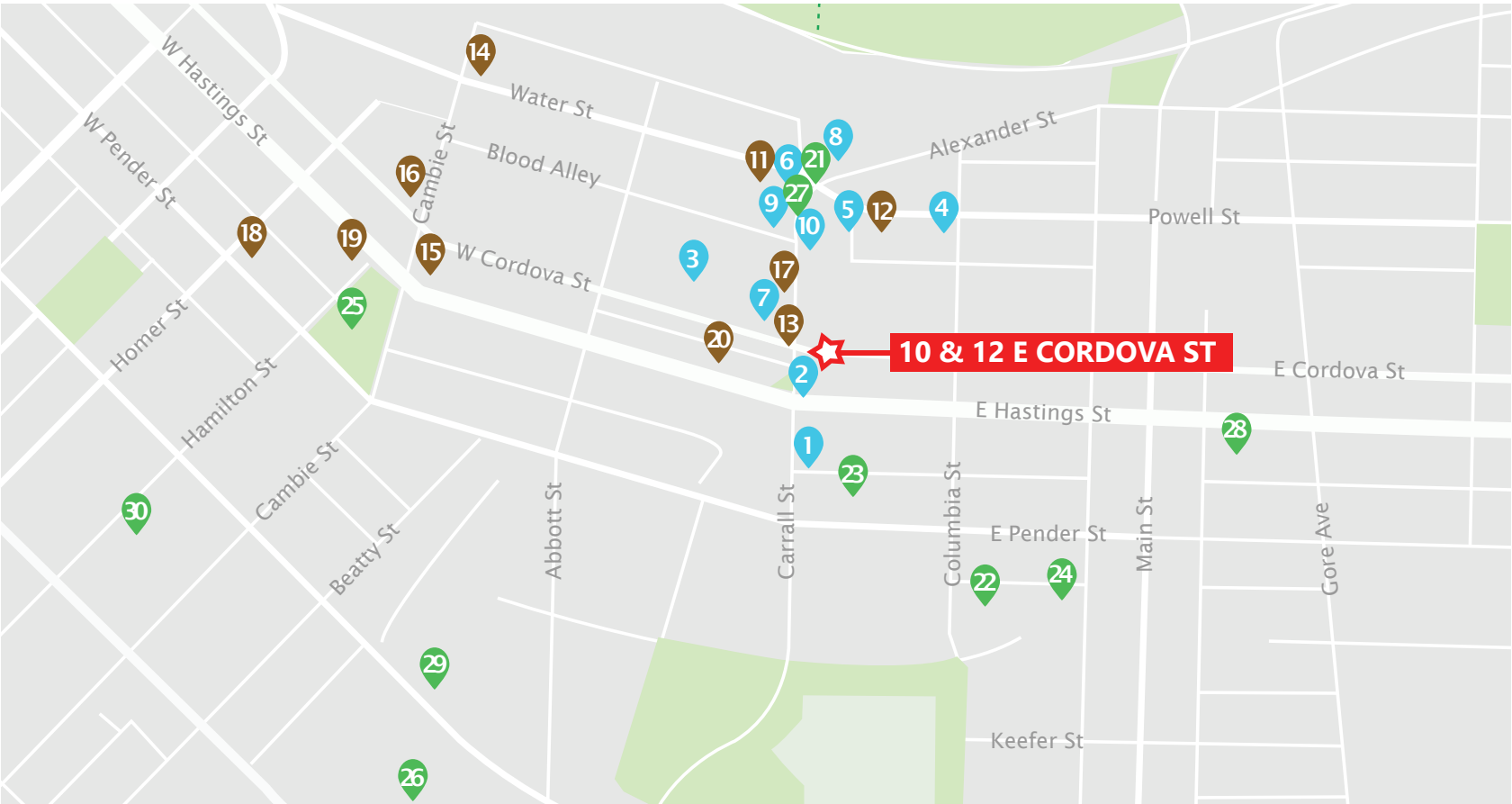
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LOCAL AREA MAP



RESTAURANTS & BARS

1. Calabash Bistro
2. PiDiGiN Restaurant
3. Salt Tasting Room
4. Rodney's Oyster House
5. The Diamond
6. Six Acres
7. Bauhaus Restaurant
8. LOCAL Gastown
9. L'Abattoir
10. The Irish Heather

CAFÉS

11. The Coffee Bar
12. Milano Espresso Lounge
13. Di Beppe Caffé
14. Starbucks
15. Bean Around the World
16. Revolver
17. Nelson the Seagull
18. Finch's
19. Nemesis Coffee
20. Lost + Found Cafe

SERVICES | ART & CULTURE

21. Maple Tree Square
22. Dr. Sun Yat-Sen Classical Chinese Garden
23. Rennie Museum
24. Chinese Cultural Centre Museum
25. Victory Square
26. Rogers Arena
27. Gassy Jack statue
28. Rickshaw Theatre
29. Stadium-Chinatown SkyTrain Station
30. Queen Elizabeth Theatre



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