



NEW PRICE!

239 ABBOTT STREET

PRIME GASTOWN INVESTMENT OPPORTUNITY



corbel
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LOCATION

239 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 in very close proximity to the SeaBus terminal, Waterfront Skytrain Station, the West Coast Express, and several public parkades. Gastown, characterized by cobblestone streets, brick and timber heritage buildings and historical charm, is home to many boutiques, international retailers and award-winning restaurants with multiple emerging design firms and Vancouver's top high tech and visual effects companies. Several acclaimed restaurants including L'Abattoir, Tacofino, and Di Beppe as well as a thriving retail market including COS by H&M, Roden Gray, Herschel Supply Co., Oak + Fort and Inform Interiors, have established Gastown as one of the most stylish neighborhoods in the world.

FEATURES

- Located in a high foot and vehicle traffic area, surrounded by numerous boutique retailers, popular cafés, and lounges
- Excellent in place income with strong future rental upside
- Stunning character retail space featuring portions of exposed brick and weathered concrete flooring
- Large glass retail storefront providing excellent visibility
- Bright and airy unit featuring an open floor plan, high ceilings, and track lighting throughout
- Access to common area washrooms
- Superb location just steps from Gastown's Steam Clock and the famous Gassy Jack statue

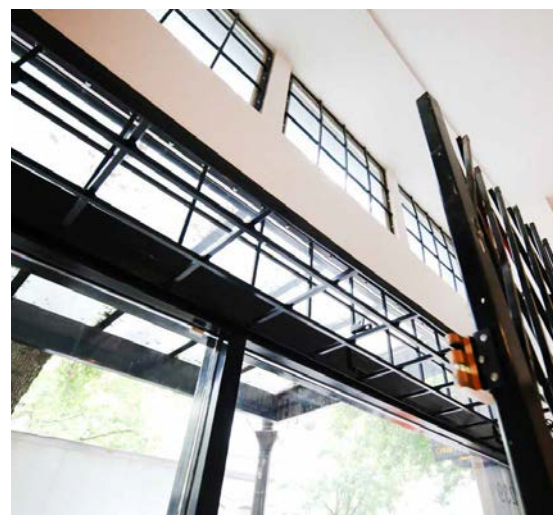
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|---------------------------|--------------------------------------|
| LOT SIZE:* | 1,057 SF (approx.) |
| ZONING: | HA-2 (Historic Gastown Area) |
| LEGAL DESCRIPTION: | LT 1 PL LMS2412 DL OGT LD 36 |
| PID: | 023-429-828 |
| STRATA FEES: | \$540.71/month |
| PROPERTY TAXES: | \$5,787.98 (2020) |
| ASKING PRICE: | \$1,998,888.00 \$1,780,000.00 |



*All sizes are approximate and subject to verification.

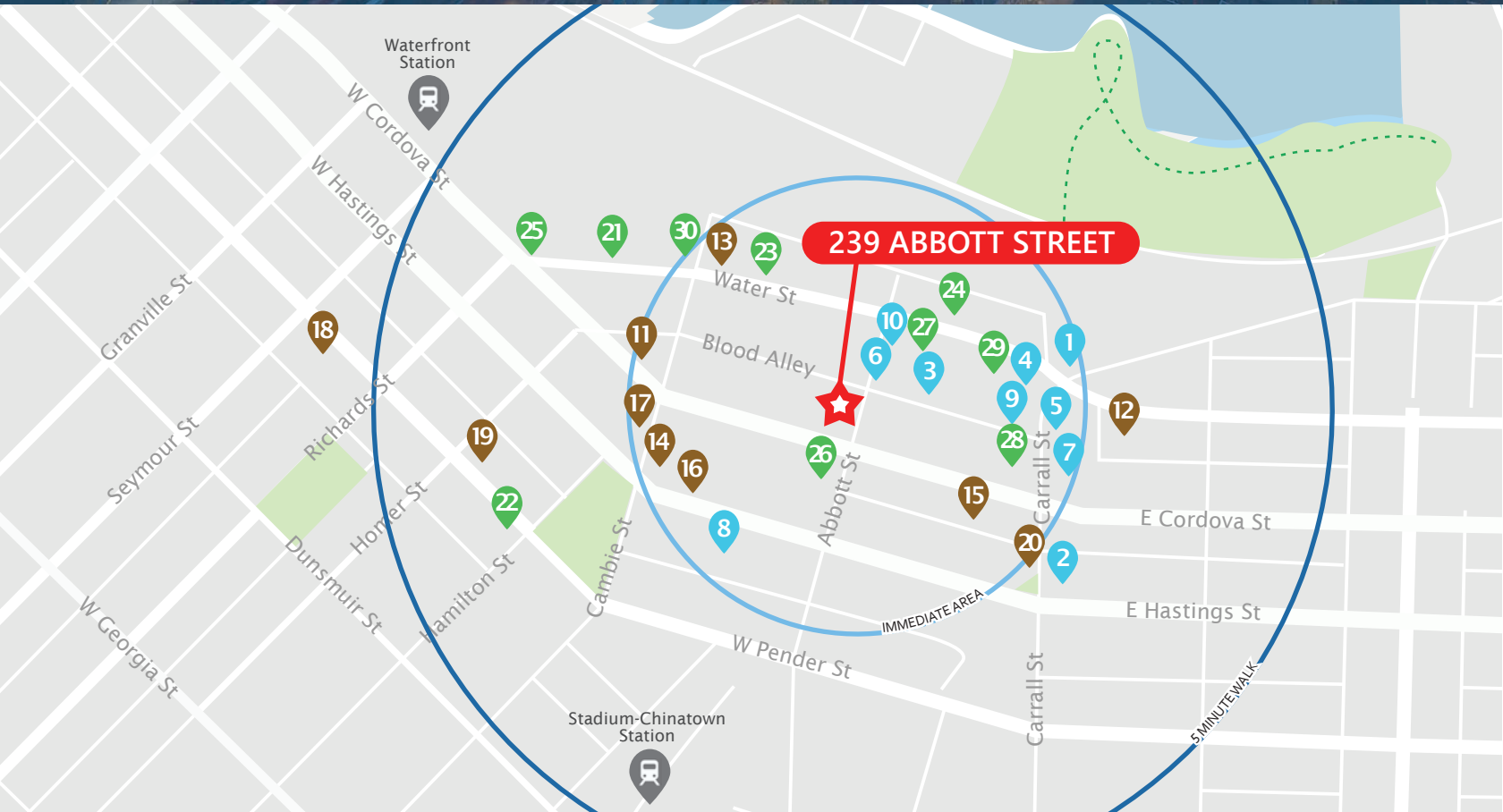
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DINING + COCKTAILS

1. LOCAL Gastown
2. PiDGiN Restaurant
3. Salt Tasting Room
4. Six Acres
5. The Diamond
6. Jules Bistro
7. The Irish Heather
8. Wildebeest
9. L'Abattoir
10. Clough Cocktail Club

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. Finch's
20. Nelson the Seagull

SHOPPING

21. Herschel Supply Co.
22. Major Interiors
23. Kit and Ace
24. John Fluevog Shoes
25. OAK + FORT
26. Hey Jude
27. Inform Interiors
28. Le Labo
29. Roden Gray
30. The Latest Scoop



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