

610 ALEXANDER STREET

MULTI-FAMILY INVESTMENT/REDEVELOPMENT 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 LOCATION

Railtown is a creative enclave which has become a thriving home to a number of Vancouver's creative entrepreneurs, with several of the city's most renowned homegrown businesses such as Aritzia and Herschel Supply Co. based in the area. The district has also seen the concentration of some of Vancouver's top dining destinations, including Ask For Luigi, Vancouver Urban Winery, Belgard Kitchen, as well as Railtown Café and JJ Bean. Additionally, the area houses several established trade-focused interior design firms including Inform, Tritex Fabrics and Jan Kath, among others. With character light industrial buildings and several commercial developments slated for the immediate future, including the 7 storey, 152,000 SF (approx.) Maker Exchange, the 6 storey, 36,000 SF (approx.) Bench, and the 7 storey, 57,000 SF (approx.) Railtown Station, among others, 610 Alexander is a strategic investment opportunity in one of Vancouver's leading design districts which is slated for massive growth.



THE FEATURES

- Coveted Railtown location minutes from Chinatown, Gastown and the Downtown Core
- Well-maintained asset featuring a charming brick façade, attractive interior with spacious hallways, unique tile accents, skylights, and character details throughout
- 52 charming micro-units^{1,2} over three stories
- Common washrooms including nine toilets, three showers, and two bathtubs for shared tenant use; two units contain private washrooms
- All units include a personal sink; several units feature a refrigerator, stove, and in-suite storage
- Several recently renovated units, each finished with a mix of laminate and linoleum flooring
- Secure building equipped with camera monitoring system and recently updated roof
- Multiple options to add value and increase future rental revenue



LOT SIZE:¹	50' x 122' = 6,100 SF (APPROX.)
BUILDING SIZE:	Please contact us
LEGAL DESCRIPTION:	LT 3 BLK 43 PL VAP196 DL 196 NWD
PID:	015-598-136, 015-598-144
UNITS:^{2,3}	52
ZONING:	DEOD
PROPERTY TAXES:	\$18,306.80 (2020)
ASKING PRICE:	\$6,998,000.00 \$6,498,000.00



¹All sizes are approximate and subject to verification

²Approved occupancy with the City of Vancouver is a multiple dwelling containing 1 dwelling unit, 9 sleeping units and 36 housekeeping units

³Subject to the City of Vancouver's Single Room Accommodation (SRA) bylaw

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RESTAURANTS | CAFÉS | BREWERIES

1. The Heatley
2. The Mackenzie Room
3. Les Amis du Fromage
4. The Garden Strathcona Café
5. Starbucks
6. Casa Del Caffe
7. Belgard Kitchen
8. Liquids + Solids
9. Prototype Coffee
10. Railtown Café
11. Strathcona Brewing Company
12. LanaLou's Restaurant
13. Cuchillo
14. Ask For Luigi
15. Vancouver Urban Winery
16. Kissa Tanto
17. Wilder Snail
18. Chasers Juice



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