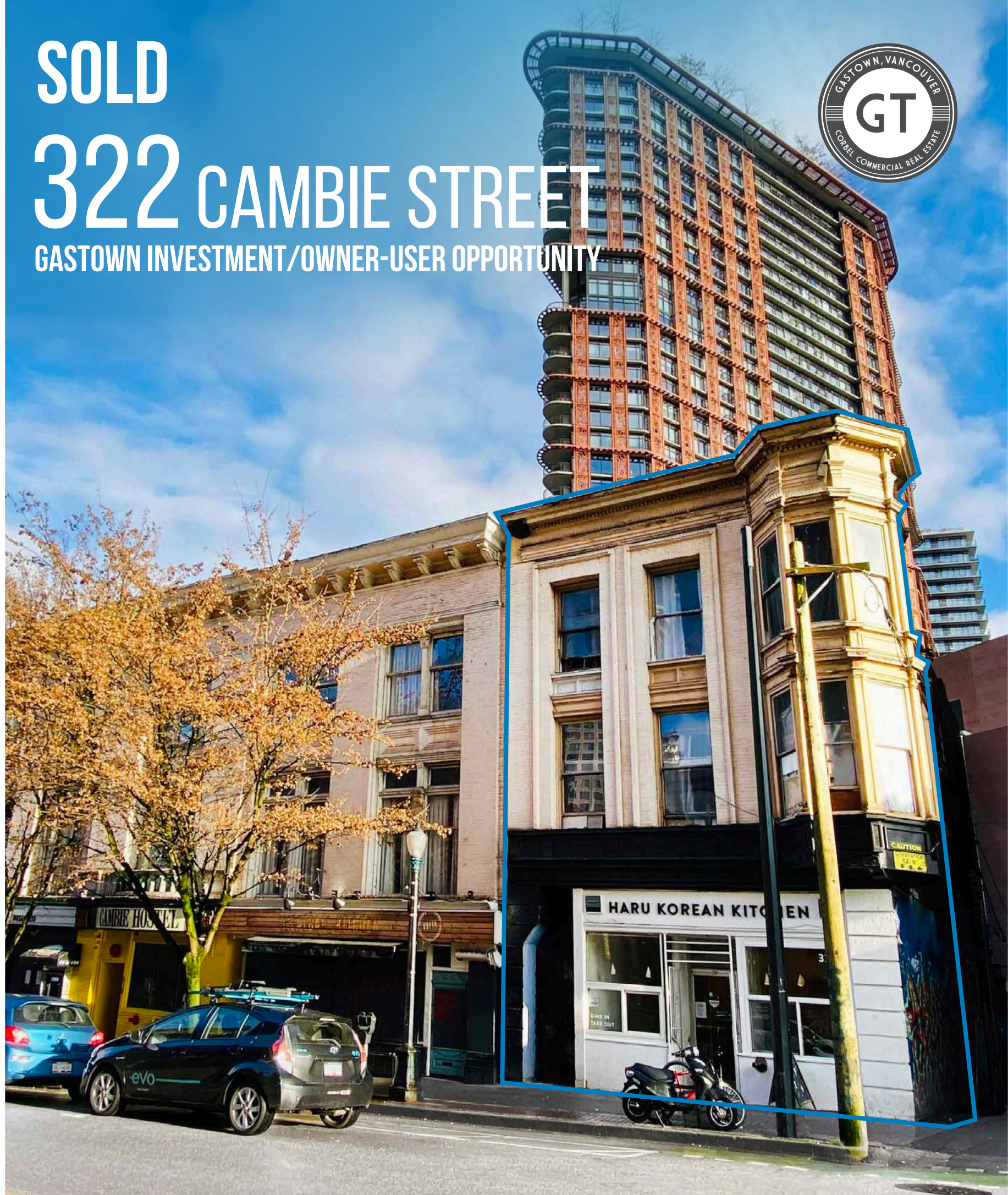


SOLD

322 CAMBIE STREET

GASTOWN INVESTMENT/OWNER-USER OPPORTUNITY



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THE OPPORTUNITY

322 Cambie Street offers an excellent opportunity for both investors and owner-users alike. The subject property is currently improved with a charming 3 storey mixed-use building. The main floor and the lower level are currently leased to Haru Korean Kitchen Inc. The upper two floors feature 9 residential rooming house units.* There are multiple opportunities to add value and increase the future rental revenue of the property

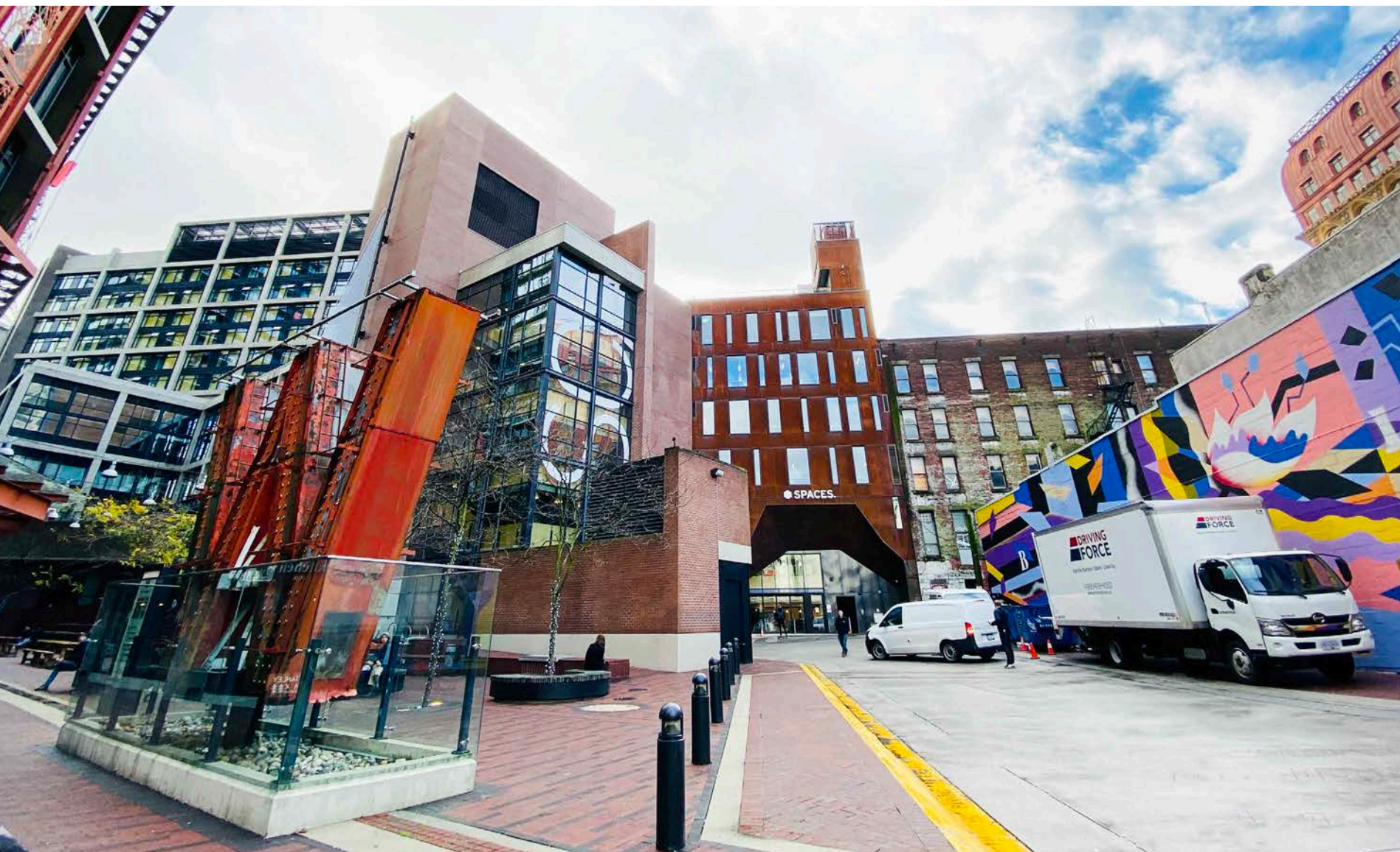
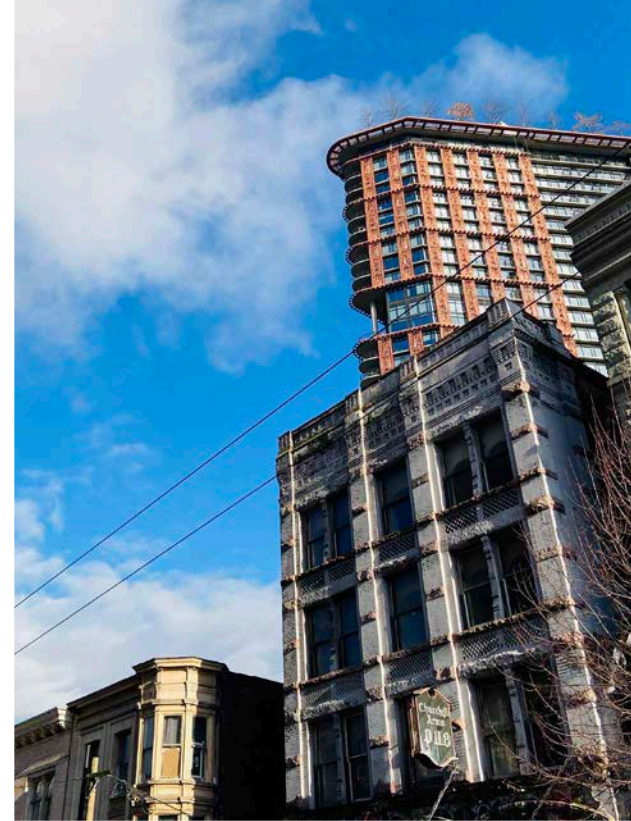


*Subject to the City of Vancouver's Single Room Accommodation (SRA) bylaw. The approved occupancy with the City of Vancouver is eight (8) sleeping units and one (1) housekeeping unit.

SALIENT FACTS

Civic Address	322 Cambie Street, Vancouver, BC
Lot Size	1,375 SF (Approximate)
Site Dimensions	25ft x 55ft (Approximate; as per VanMap)
PID	011-747-684
Legal Description	THE S 25ft OF THE W 55ft OF LT 8 BLK 4 PL VAP168 DL OGT NWD
Zoning	HA-2 (Gastown Historic Area)
Property Tax	\$7,519.75 (2020)
Improvements	The subject property is currently improved with a charming 3 storey mixed-use building. The main floor, being approximately 1,370 SF and the lower level are currently leased to Haru Korean Kitchen. The upper two floors feature 9 residential micro-units.*
Sale Price	\$2,100,000

*Subject to the City of Vancouver's Single Room Accommodation (SRA) bylaw. The approved occupancy with the City of Vancouver is eight (8) sleeping units and one (1) housekeeping unit.

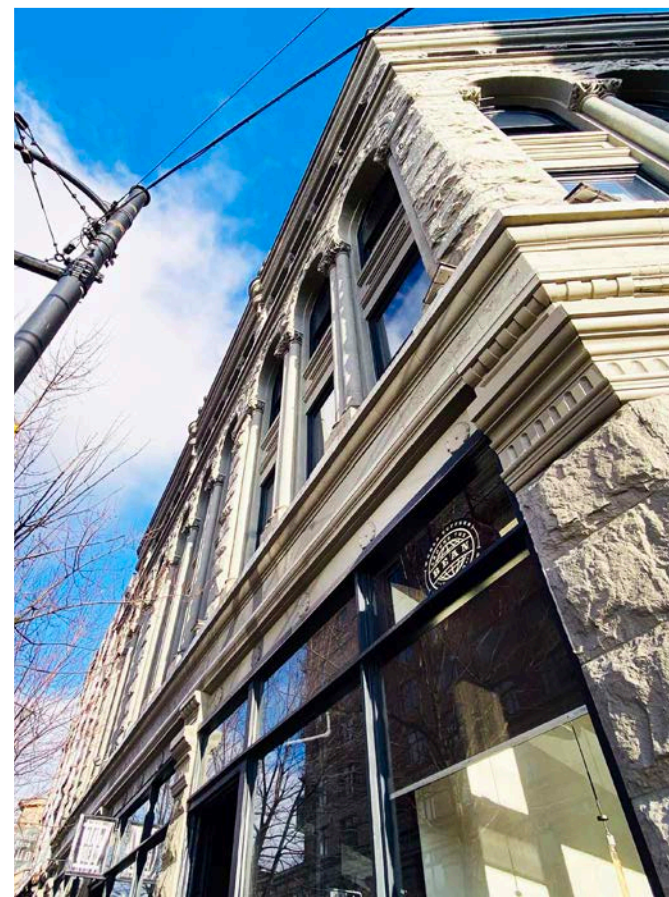
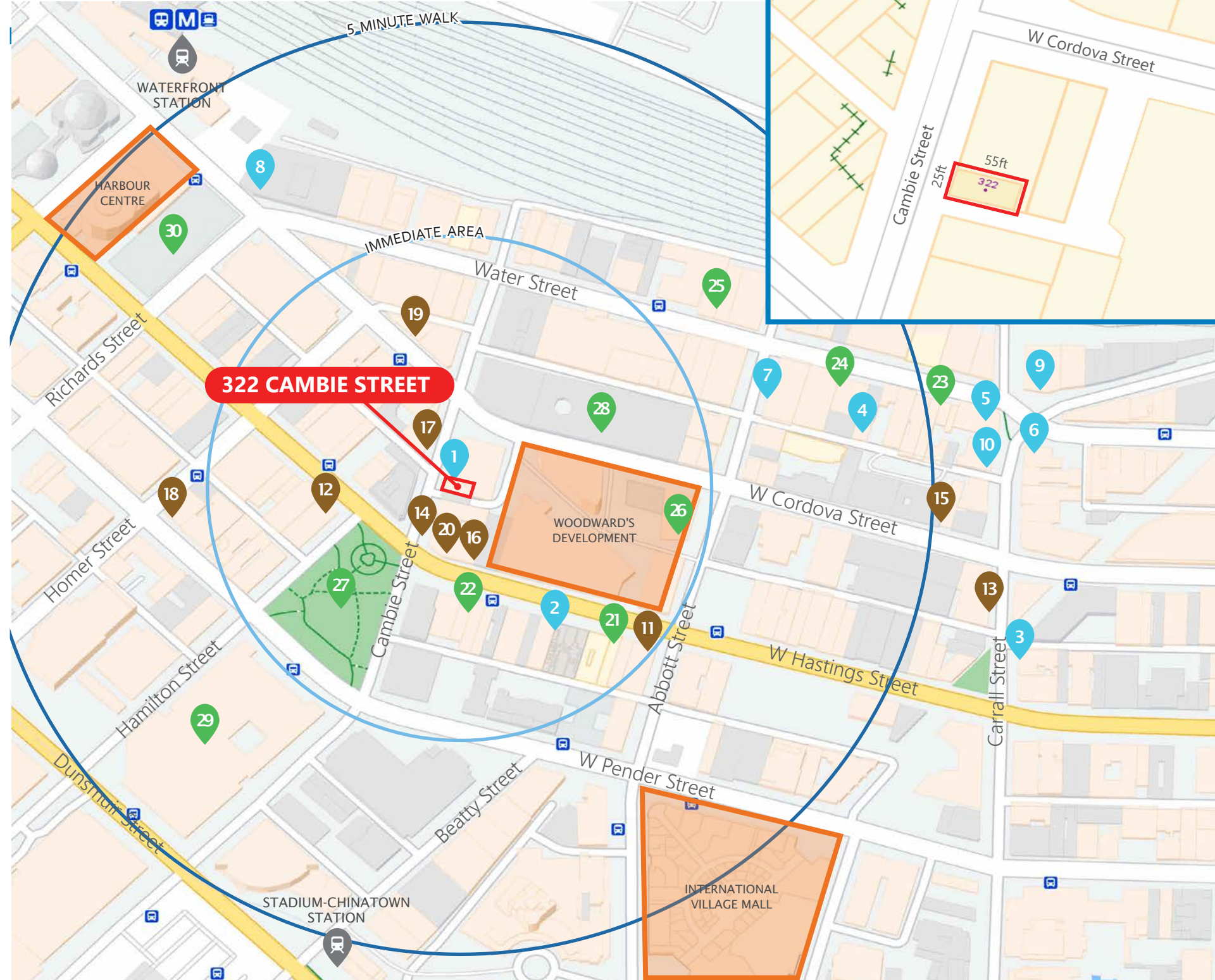




LOCATION

The subject property is strategically located on the 300-block of Cambie Street, between West Hastings Street and West Cordova Street, in the trendy Gastown and Crosstown neighbourhoods of downtown Vancouver. The area is characterized by turn-of-the-century architecture and is home to many boutique retailers, high profile furniture stores, and a selection of the city's most popular restaurants and nightlife destinations. Gastown is home to many shops, restaurants, coffee bars, services, public amenities as well as several emerging design firms and leading architectural groups. Trendy neighbourhood eateries such as Pourhouse, Meat & Bread, and L'Abattoir, as well as boutique design shops and clothing retailers such as Herschel Supply Co., Roden Gray, and Inform Interiors, are just steps away.

Directly to the east of the subject property is Westbank's \$300 million dollar Woodward's Development, which is comprised of two residential towers, with 700 plus residential units and national retailers such as London Drugs, Nester's Market, Toronto Dominion Bank, and Subway.



RESTAURANTS/BARS


1. Haru Korean Kitchen
2. Catch 122 Cafe Bistro
3. PiDiGiN Restaurant
4. Salt Tasting Room
5. Six Acres
6. The Diamond
7. Jules Bistro
8. Steamworks Brewpub
9. LOCAL Gastown
10. L'Abattoir


CAFÉS/CASUAL FARE

11. Prado Café
12. Nemesis Coffee
13. Nelson the Seagull
14. Meat & Bread
15. Tacofino Taco Bar
16. Purebread
17. Revolver
18. Finch's
19. Timbertrain Coffee Roasters
20. Bean Around the World Coffees

AMENITIES & SHOPPING

21. DUER Performance Apparel
22. One Yoga for the People
23. NEIGHBOUR
24. Inform Interiors
25. Parliament Interiors
26. Nester's Market
27. Victory Square
28. Vancouver Film School
29. Vancouver Community College
30. Simon Fraser University

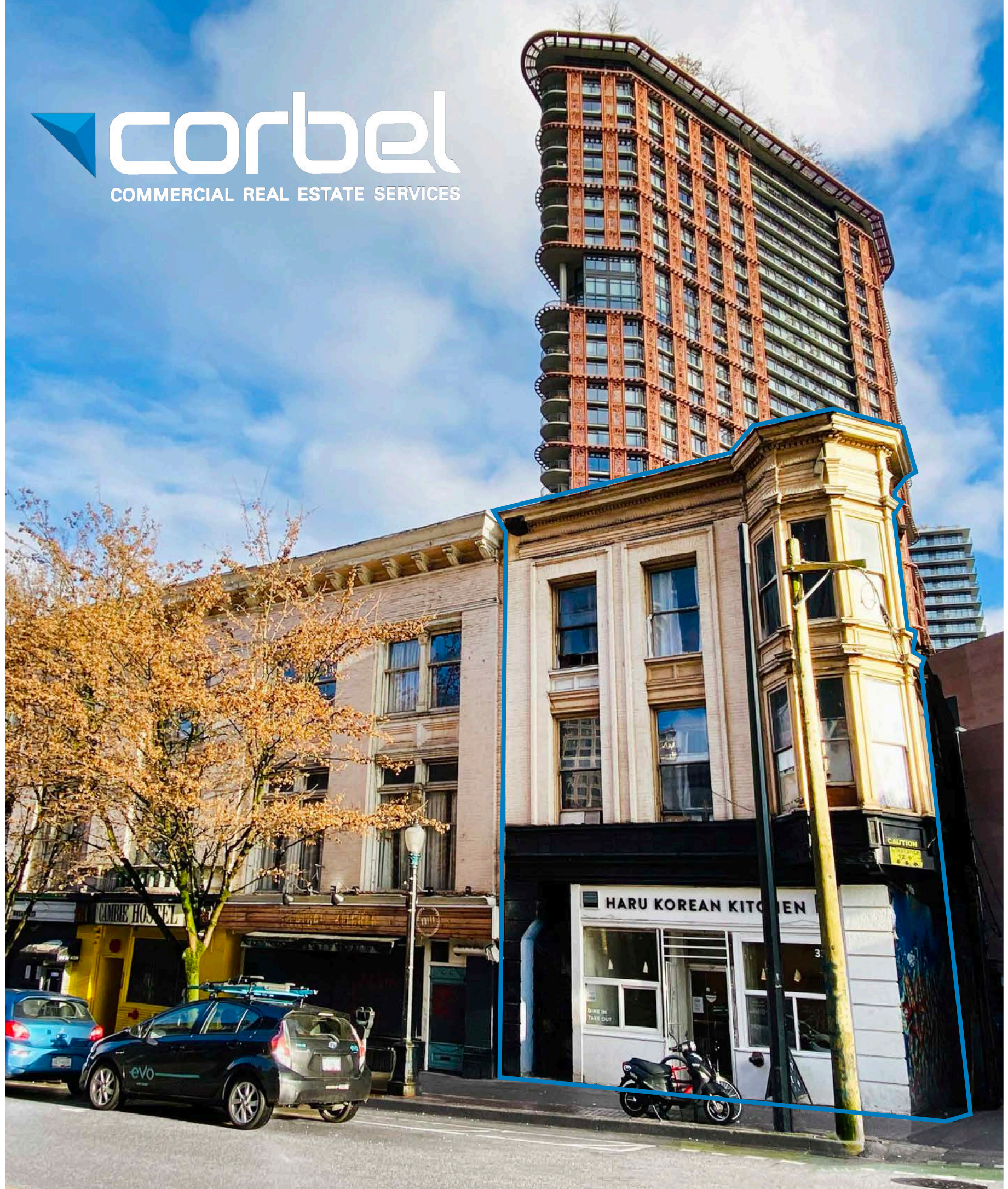
 **WALK SCORE**
97
Walker's Paradise
 Daily errands do not require a car

 **TRANSIT SCORE**
100
Rider's Paradise
 World-class public transportation

 **BIKE SCORE**
92
Very Bikeable
 Biking is convenient for most trips



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