



FOR LEASE
251 E GEORGIA STREET
FULLY FIXTURED CHINATOWN RESTAURANT OPPORTUNITY



corbel
 COMMERCIAL REAL ESTATE SERVICES

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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. *Personal Real Estate Corporation.

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LOCATION

The subject property is situated on the north side of East Georgia Street in one of Vancouver's most vibrant and exciting neighbourhoods. The Chinatown district is rich in history and filled with new and trendy places to live, work, and shop. It is home to a wide variety of boutique retailers, award-winning restaurants, and popular coffee shops such as Phnom Penh, Matchstick Coffee, The Ramen Butcher, The London Pub, and many others. Strategically located in close proximity to the future home of the new \$1.9 billion St. Paul's Hospital and Health Campus, the neighbourhood is set to see a huge influx of activity in the coming years.



FEATURES

- Fully fixtured turnkey restaurant opportunity in the heart of Chinatown
- Outstanding frontage with exceptional pedestrian exposure on busy East Georgia Street
- Beautifully appointed character unit with stunning exposed brick and polished concrete flooring
- Overhead garage door style façade, open to a dedicated, licensed patio
- Full commercial kitchen with a charming bar area
- Centrally located, within steps of several completed and slated mixed-use developments
- Abundant street and lot parking in the immediate area
- Direct new headlease opportunity, inclusive of all in-place assets



SIZE:^{1,2}

Main Level: 2,900 SF (approx.)

Lower Level: 2,200 SF (approx.)

Total Size: 5,100 SF (approx.)

BASIC RENT:

Please contact us

ADDITIONAL RENT:

\$9.72 (2020 est.)

ZONING:

HA-1A (Chinatown Historic Area)

AVAILABILITY:

Immediately



¹All sizes are approximate and are subject to remeasurement.

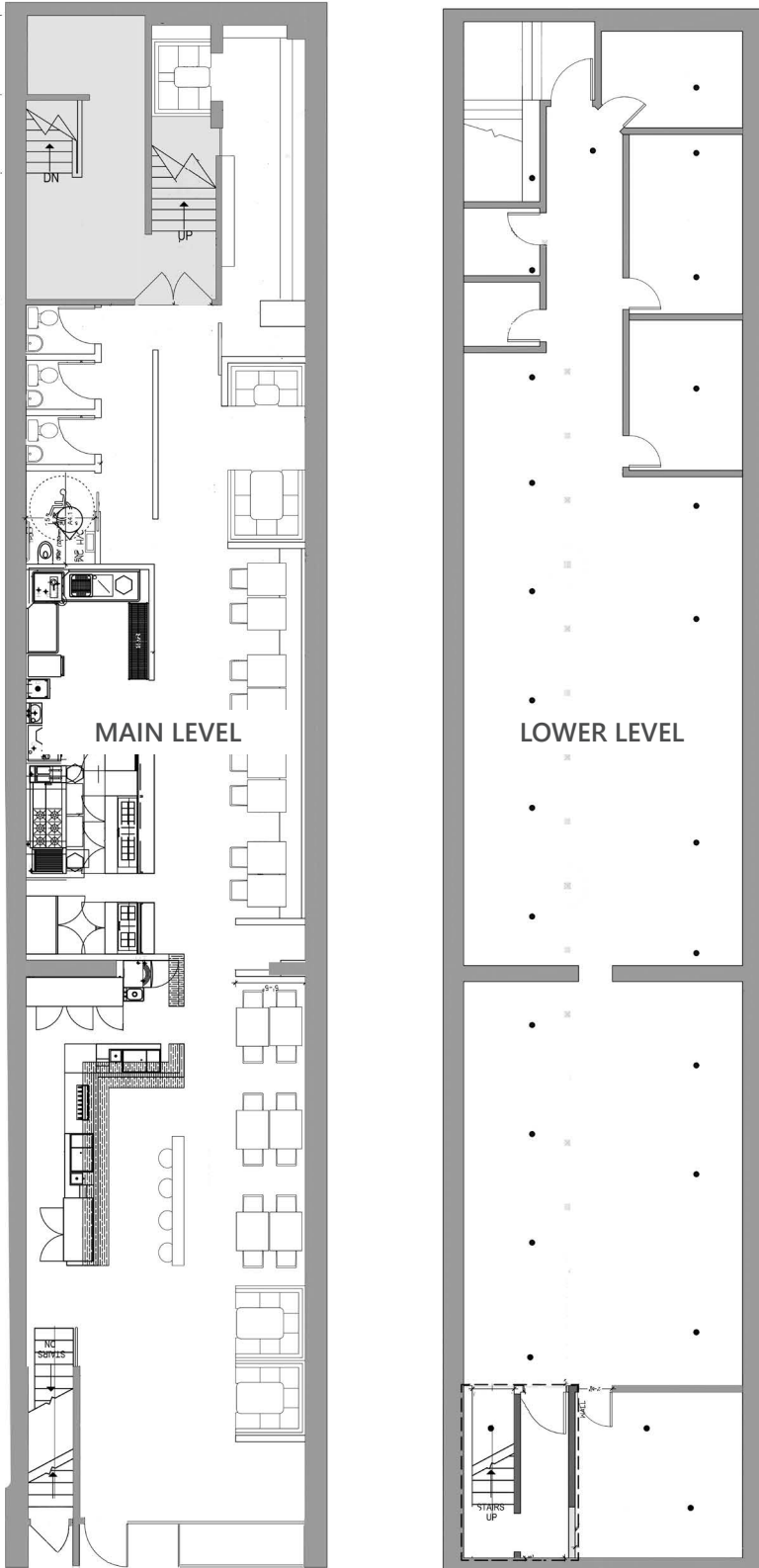
²Main and lower level must be leased together

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FLOOR PLAN



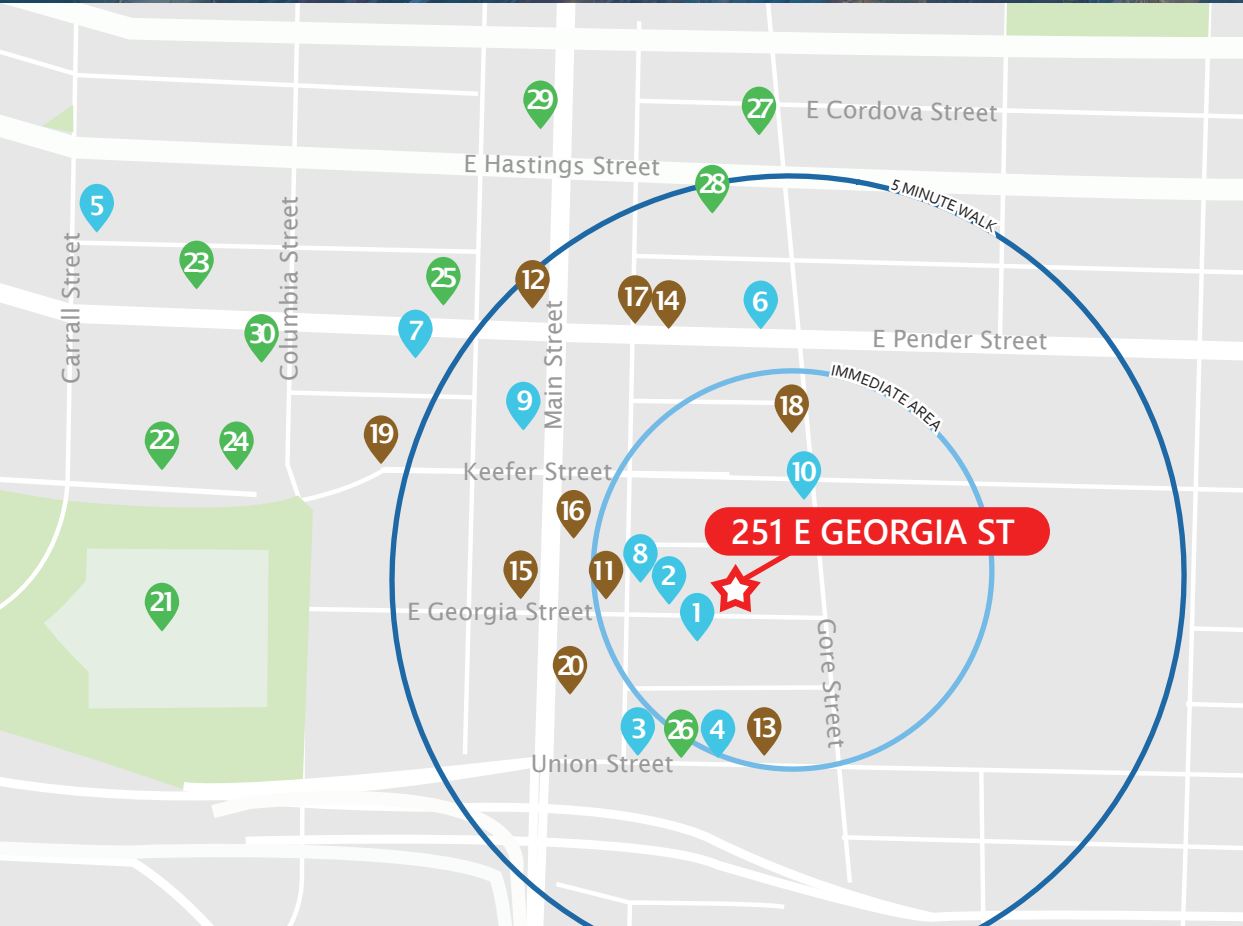
E GEORGIA STREET



Floor plan may not be 100% accurate and is subject to verification.

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GETTING AROUND

WALKER'S PARADISE



Daily errands do not require a car

RIDER'S PARADISE



World-class public transportation



RESTAURANTS

1. Phnom Penh Restaurant
2. The Ramen Butcher
3. The Union
4. The Tuck Shoppe
5. Calabash Bistro
6. Kissa Tanto
7. Sai Woo
8. Fat Mao Noodles
9. Virtuous Pie
10. Kokomo

BARS & CAFÉS

11. Matchstick Coffee
12. Propaganda Coffee
13. Crackle Creme Café
14. Umaluma
15. DALINA
16. Buttermere Patisserie Café
17. Mello
18. The Emerald
19. The Keefer Bar
20. Brickhouse Late Nite Bistro & Bar

SERVICES & CULTURE

21. Andy Livingstone Park
22. Dr. Sun Yat-Sen Classical Chinese Garden
23. Rennie Museum
24. Chinese Cultural Centre Museum
25. Fortune Sound Club
26. Hunter & Hare
27. Firehall Arts Centre
28. Rickshaw Theatre
29. Imperial Vancouver
30. Vancouver Film School



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