

# SOLD

## 209 HEATLEY AVENUE

STRATHCONA-JAPANTOWN INVESTMENT OPPORTUNITY



ROBERT THAM

robert@corbelcommercial.com

604.609.0882 x 223

MARC SAUL\*

marc@corbelcommercial.com

604.609.0882 x 222

\*Personal Real Estate Corporation



CORBEL COMMERCIAL REAL ESTATE SERVICES

632 Citadel Parade, Vancouver, BC, V6B 1X3

T:604.609.0882 www.corbelcommercial.com F:604.609.0886

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.



# SOLD

## 209 HEATLEY AVENUE

### STRATHCONA-JAPANTOWN INVESTMENT OPPORTUNITY



#### LOCATION

209 Heatley Avenue is strategically located on the southwest corner of Heatley Avenue and Powell Street, in the Strathcona and Japantown neighbourhoods of East Vancouver. The subject property is situated in close proximity to several public transit routes, Chinatown, Gastown, Railtown and Commercial Drive. A few of 209 Heatley Avenue's notable neighbours include Wilder Snail, Ask For Luigi, Finch's, Liquids + Solids, Vancouver Urban Winery and Railtown Café. In addition, 209 Heatley Avenue is in very close proximity to the Strathcona Village Development on the 900 block of East Hastings Street.

#### THE OPPORTUNITY

209 Heatley Avenue sits prominently on a corner lot, which is approximately 6,100 sf<sup>1</sup>, and is improved with a two storey plus basement building with gated surface parking at the rear. The main floor features a 3,369.66 sf<sup>1</sup> commercial premises, which is beautifully improved with large character windows, sleek and modern finishes, a commercial kitchen venting system and much much more. Vancouver Cocktail and Canapes Catering and Events Inc. occupies the main floor and a portion of the basement.

The second floor of the building features 10 charming micro units (SRA)<sup>2</sup> and one dwelling unit<sup>2</sup>. The micro units (SRA)<sup>2</sup> are warmly finished with a mixture of hardwood and laminate flooring, wood trim accents and personal sinks. Each micro unit (SRA)<sup>2</sup> has access to three upgraded common washrooms and a laundry room with a coin-operated washer and dryer.

The dwelling unit consists of a bright two bedroom apartment which features a charming living room and kitchen, warm finishes and an enclosed deck.



#### FEATURES

- Renovated building with potential future rental upside
- Rear surface parking with Pattison sign income
- New sprinkler system on the main floor
- New water service and hot water tanks
- Upgraded electrical supply
- Intercom access (2nd Floor | Residential)
- Security camera system and WiFi (2nd Floor | Residential)
- Hot water heating (2nd Floor | Residential)
- Common laundry room with coin-operated washer and dryer (2nd Floor | Residential)

#### ZONING

DEOD

#### LOT SIZE<sup>1</sup>

6,100 sf (50'x 122', approximate)

#### BUILDING SIZE<sup>1</sup>

7,577 sf (approximate)

#### PROPERTY TAXES

\$8,673.81 (2017)

#### NET OPERATING INCOME (PROJECTED & ACTUAL)

Please contact us

#### SALE PRICE

Please contact us

<sup>1</sup> All sizes are approximate and subject to verification.

<sup>2</sup> Subject to the City of Vancouver's SRA bylaw. Please contact us for further details.

ROBERT THAM

robert@corbelcommercial.com

604.609.0882 x 223

MARC SAUL \*

marc@corbelcommercial.com

604.609.0882 x 222

\*Personal Real Estate Corporation



**CORBEL COMMERCIAL REAL ESTATE SERVICES**

632 Citadel Parade, Vancouver, BC, V6B 1X3

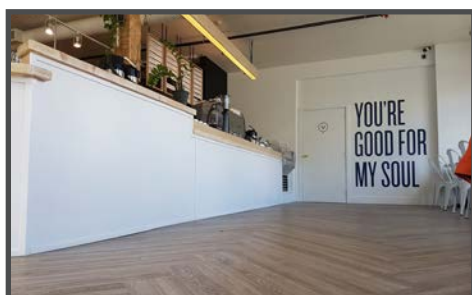
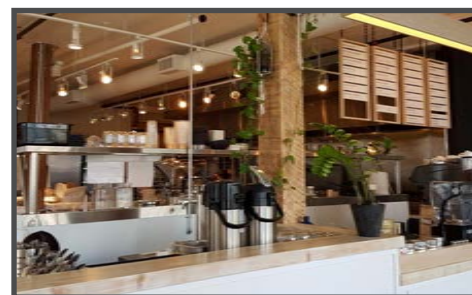
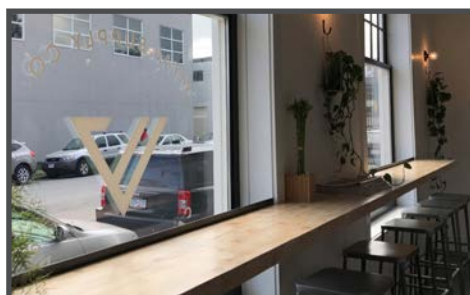
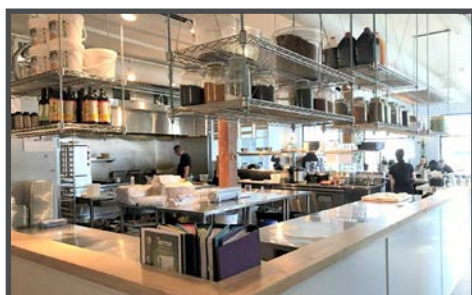
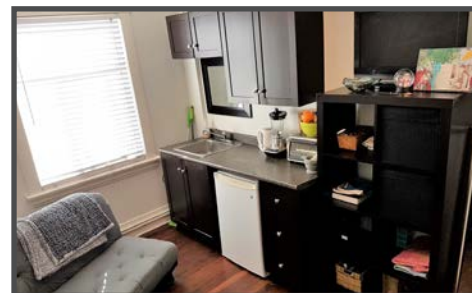
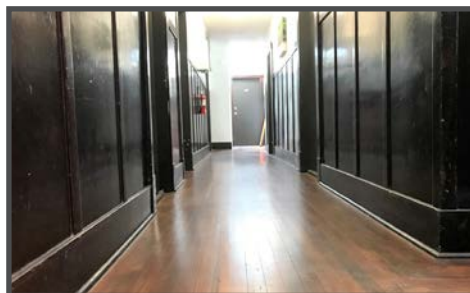
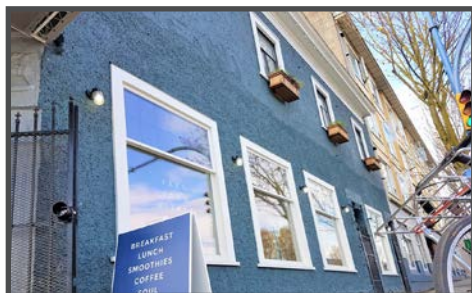
T:604.609.0882 www.corbelcommercial.com F:604.609.0886



# SOLD

## 209 HEATLEY AVENUE

### STRATHCONA-JAPANTOWN INVESTMENT OPPORTUNITY



ROBERT THAM

[robert@corbelcommercial.com](mailto:robert@corbelcommercial.com)

604.609.0882 x 223

MARC SAUL \*

[marc@corbelcommercial.com](mailto:marc@corbelcommercial.com)

604.609.0882 x 222

\*Personal Real Estate Corporation



**CORBEL COMMERCIAL REAL ESTATE SERVICES**

632 Citadel Parade, Vancouver, BC, V6B 1X3

T:604.609.0882 [www.corbelcommercial.com](http://www.corbelcommercial.com) F:604.609.0886

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.



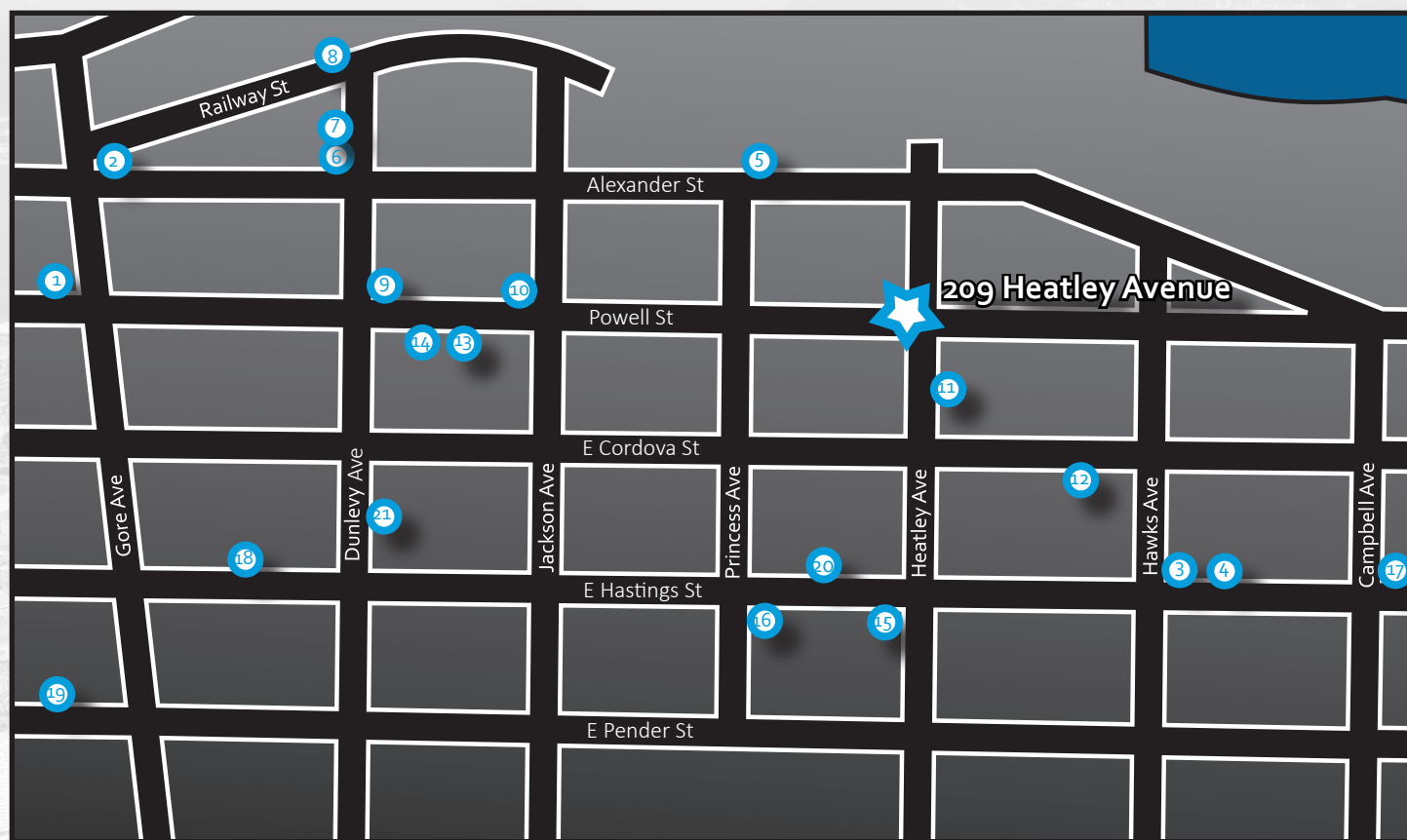
# SOLD

## 209 HEATLEY AVENUE

STRATHCONA-JAPANTOWN INVESTMENT OPPORTUNITY



### LOCAL AREA MAP



1. Cuchillo
2. Ask For Luigi
3. The Astoria
4. Les Amis du Fromage
5. Aritzia Head Office
6. Vancouver Urban Winery
7. Belgard Kitchen

8. Raitown Café
9. The Mackenzie Room
10. The Uncommon Café
11. Nitrogen Studios
12. Goliath Coffee
13. LanaLou's
14. LATER Magazine

15. The Heatley
16. Gallery Fukai
17. Liquids + Solids
18. Dixie's BBQ
19. Kissa Tanto
20. Gorilla Food
21. Chapel Arts

ROBERT THAM

robert@corbelcommercial.com

604.609.0882 x 223

MARC SAUL \*

marc@corbelcommercial.com

604.609.0882 x 222

\*Personal Real Estate Corporation



**CORBEL COMMERCIAL REAL ESTATE SERVICES**

632 Citadel Parade, Vancouver, BC, V6B 1X3

T:604.609.0882 www.corbelcommercial.com F:604.609.0886

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.

# SOLD

## 209 HEATLEY AVENUE

STRATHCONA-JAPANTOWN INVESTMENT OPPORTUNITY

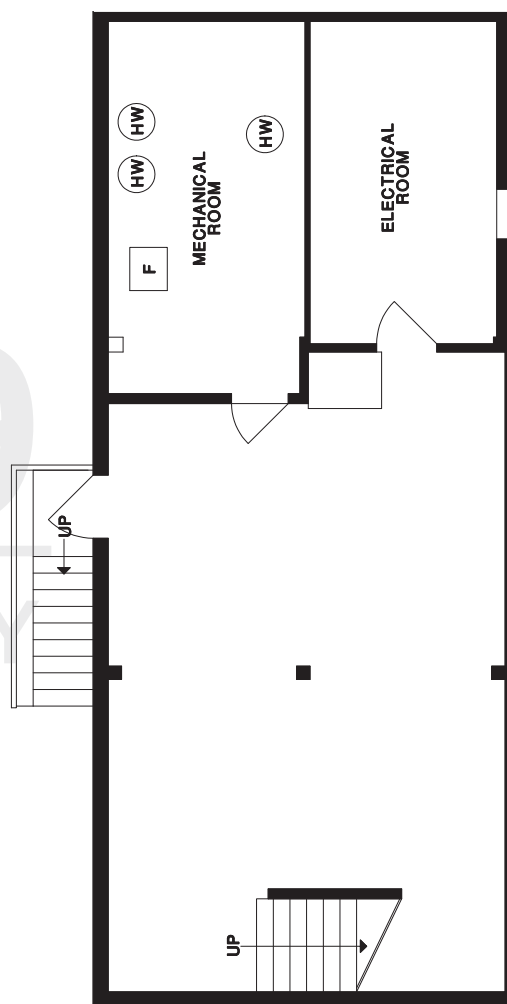


### FLOOR PLANS

#### MAIN FLOOR



#### BASEMENT



\*Floor plans may not be 100% accurate and are subject to verification.

ROBERT THAM

robert@corbelcommercial.com

604.609.0882 x 223

MARC SAUL \*

marc@corbelcommercial.com

604.609.0882 x 222

\*Personal Real Estate Corporation



**CORBEL COMMERCIAL REAL ESTATE SERVICES**

632 Citadel Parade, Vancouver, BC, V6B 1X3

T:604.609.0882 www.corbelcommercial.com F:604.609.0886

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.

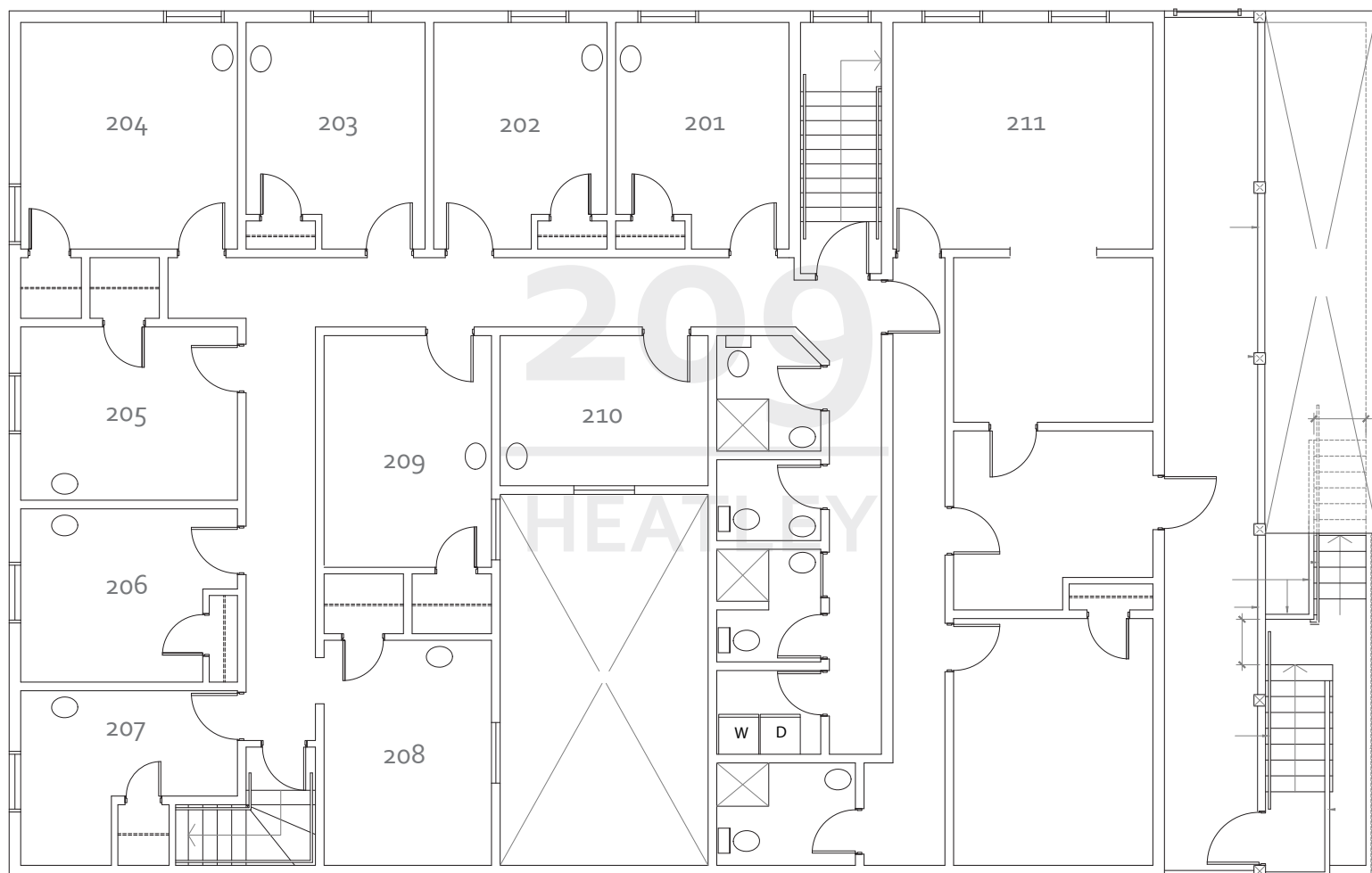
# SOLD

## 209 HEATLEY AVENUE

STRATHCONA-JAPANTOWN INVESTMENT OPPORTUNITY



### SECOND FLOOR



\*Floor plans may not be 100% accurate and are subject to verification.

ROBERT THAM

[robert@corbelcommercial.com](mailto:robert@corbelcommercial.com)

604.609.0882 x 223

MARC SAUL \*

[marc@corbelcommercial.com](mailto:marc@corbelcommercial.com)

604.609.0882 x 222

\*Personal Real Estate Corporation



**CORBEL COMMERCIAL REAL ESTATE SERVICES**

632 Citadel Parade, Vancouver, BC, V6B 1X3

T:604.609.0882 [www.corbelcommercial.com](http://www.corbelcommercial.com) F:604.609.0886

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.