

# SOLD

RAILTOWN INVESTMENT OPPORTUNITY

## 395 RAILWAY STREET

EMPIRE STEVEDORING BUILDING



CO-LISTED BY:



SOLD

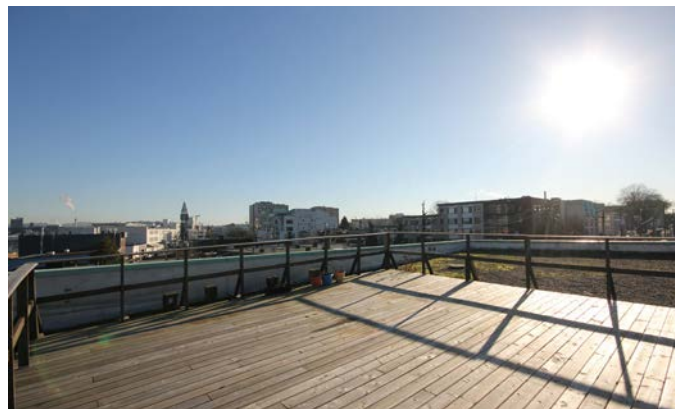
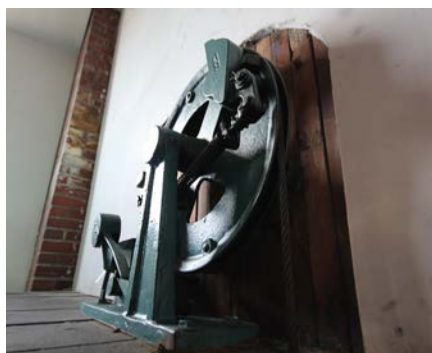
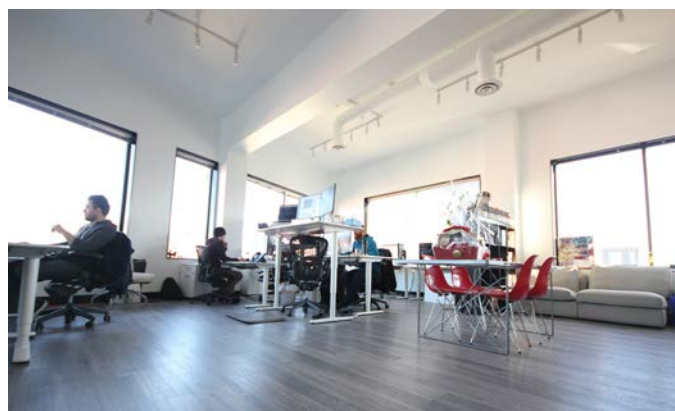
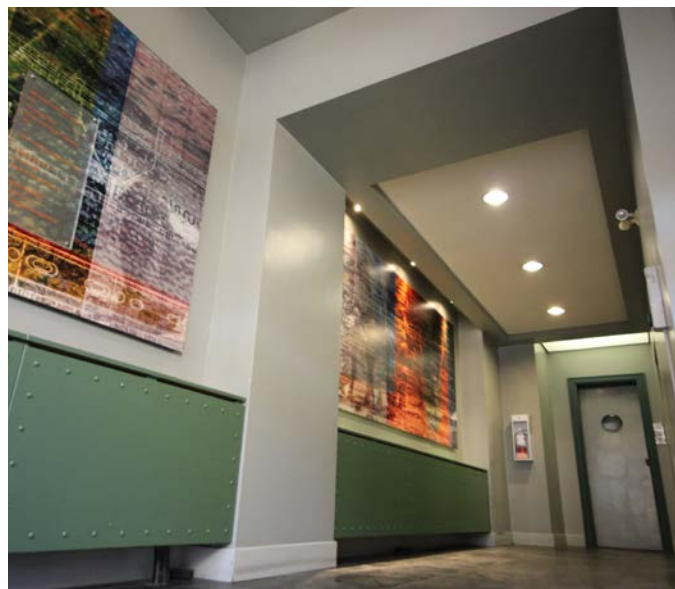
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# 395 RAILWAY STREET



## CORBEL COMMERCIAL REAL ESTATE SERVICES

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COMMERCIAL REAL ESTATE SERVICES

## 395 RAILWAY STREET



## LOCATION

Railtown is a creative, high-tech enclave, recycling Vancouver's old Waterfront for both working and living. The former home of Hootsuite, Railtown has been one of the anchor points for the growth of the thriving electronic-arts based companies in Vancouver since 2000. Many of Vancouver's trendiest restaurants and cafés are steps away, including Railtown Café, JJ Bean, Ask For Luigi, Belgard Kitchen, Alibi Room, and Vancouver Urban Winery. The area is easily accessible by car and public transit, and is strategically located just minutes to the east of Vancouver's Central Business District.

## OPPORTUNITY

395 Railway Street is an exceptional and rare opportunity for investors, owner-users and developers. This beautifully appointed character building prominently sits on the north west corner of Railway Street and Dunlevy Avenue and in the highly coveted sub-market of Railtown. 395 Railway Street features a restored Art Deco exterior, spacious and bright units with fantastic ceiling heights, exposed timber, large windows, a charming passenger elevator, a creative blend of classic and modern finishes throughout, a common rooftop deck with spectacular views of the city, water and North Shore mountains, underground parking and much more.



LOT SIZE*	6,056 sf (approx.)
BUILDING SIZE*	24,107 sf (gross) 16,950 sf (rentable)
ZONING	I-4 Historic Industrial
APPROVED USE	The basement is approved for warehouse storage, the main floor is approved for manufacturing (food/bakery products, with ancillary restaurant catering) and floors 2 and 3 are approved for office use.
LEGAL DESCRIPTION	Plan: VAP4600, Lot: 1, Block: 39A, District Lot: 196, Land District: 36
PID	011-477-326
PROPERTY TAXES	\$ 100,245.00 (2017)
NET INCOME (Actual/Projected)	Please contact us.
PROJECTED NET INCOME	Projected Net Rent Please contact us.  Projected Parking Income Please contact us.  Total Projected Net Income Please contact us.
SALE PRICE	Please contact us.

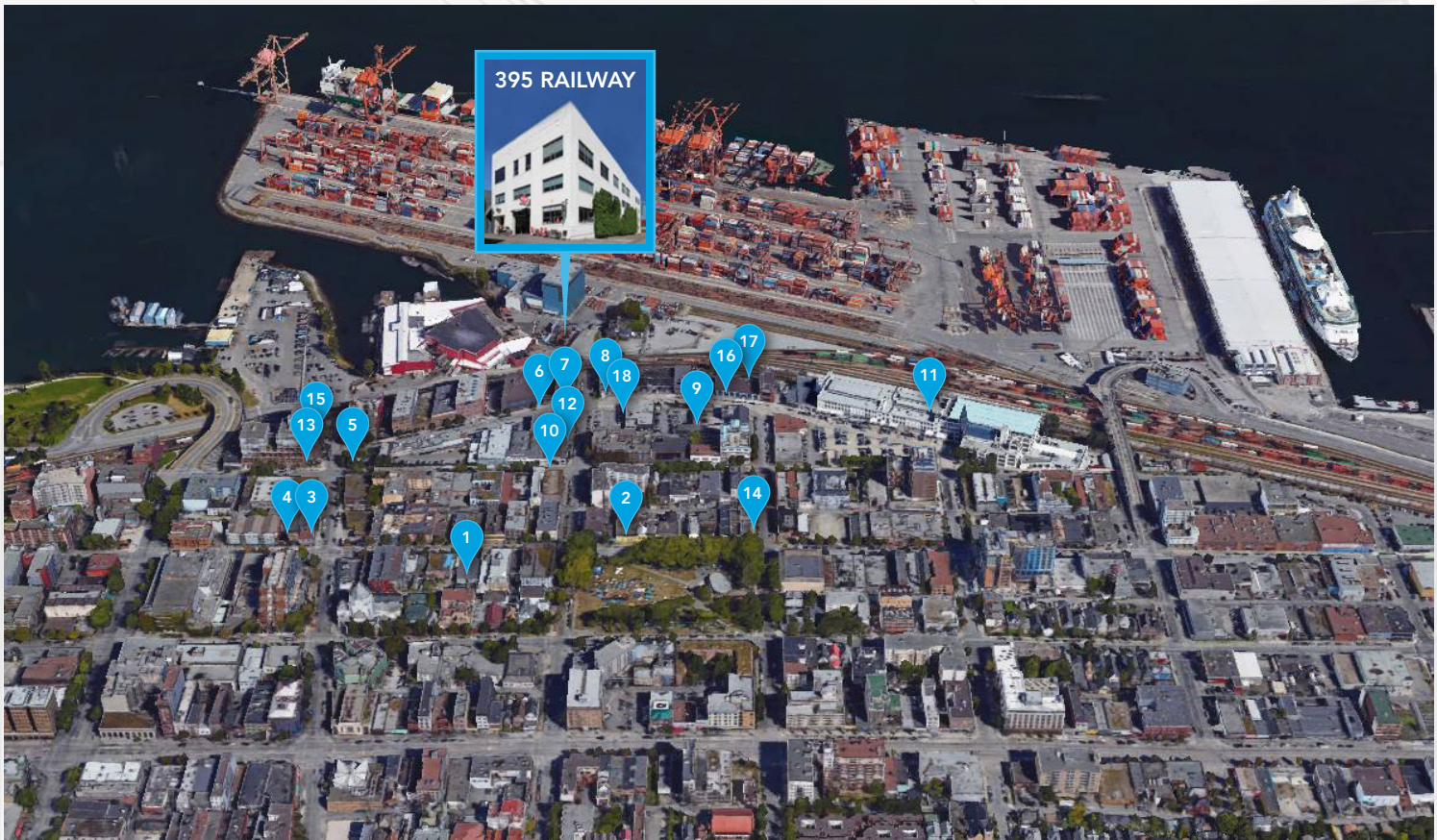
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## LOCAL BUSINESS MAP

- |                          |  |                              |
|--------------------------|--|------------------------------|
| 1. LanaLou's             | 8. Form 3 Design                             | 13. The Edge                 |
| 2. The Mackenzie Room    | 9. JJ Bean                                   | 14. The Uncommon Café        |
| 3. Cuchillo              | 10. Vancouver Urban Winery                   | 15. Architrix Design Studio  |
| 4. Bean Around the World | 11. Alexander Centre                         | 16. Carmel Furniture Designs |
| 5. Ask For Luigi         | 11. Aritzia Corporate Office                 | 17. Bloom Furniture Studio   |
| 6. Kona Bikes            | 11. Herschel Supply Company Corporate Office | 18. Peter Cardew Architects  |
| 7. Railtown Café         | 12. Belgard Kitchen                          |                              |

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