

FOR SALE

57 & 63 EAST CORDOVA STREET

PRIME INVESTMENT/OWNER-USER OPPORTUNITY



SOLD

ROBERT THAM

robert@corbelcommercial.com
604.609.0882 x 223

MARC SAUL*

marc@corbelcommercial.com
604.609.0882 x 222

*Personal Real Estate Corporation

WILLOW KING

willow@corbelcommercial.com
604.609.0882 x 221



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.

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LOCATION

Vancouver's trendy Gastown district is characterized by cobblestone streets, brick and timber heritage buildings, and abundant historical charm. The high-traffic neighbourhood is the location of many of the city's hottest restaurants and shops, and has become home to numerous design studios, high-end furniture retailers, and art galleries. This is an extraordinary opportunity to acquire a showpiece street-front unit in the Koret Lofts, a fully restored heritage development offering flexible live/work zoning in the heart of historic Gastown. The property is steps from several notable developments including Woodward's by Westbank, and the Alhambra, Terminus and Garage developments by Salient. Notable tenants in the area include COS, Tacofino, Di Beppe Restaurant, and Le Labo Fragrances. 57 & 63 East Cordova Street is an ideal opportunity for investors and potential owner-occupiers alike.

FEATURES

- Beautifully improved main floor commercial/live-work strata investment opportunity in the heart of Gastown
- Exposed brick and heavy timber
- Abundant flow of natural light and fantastic ceiling heights
- Exceptional frontage and exposure onto East Cordova Street
- Ideal for Investors and Owner-Occupiers alike
- Extraordinary year-over-year market rental growth with historically low vacancy rates

SIZE:* Main: 1,997.78 SF (approx.)
Mezzanine: 809.44 SF (approx.)
Total: 2,807.22 SF (approx.)

ZONING: HA-2 (Gastown Historic Area)

LEGAL DESCRIPTION: PL BCS2025 LT 1 & 2 DL 196 LD 36

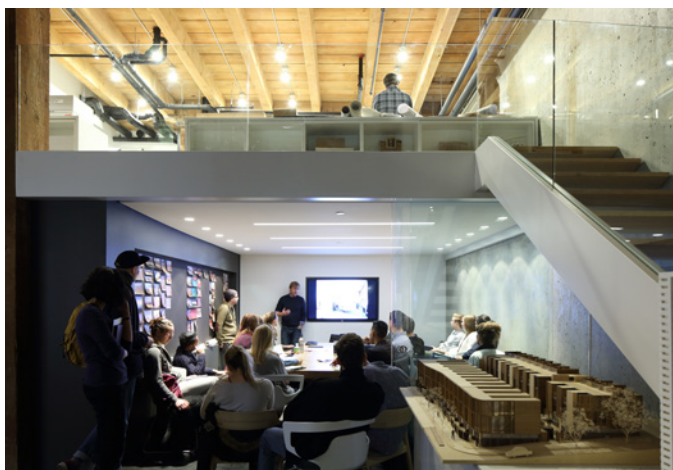
PID: 026-805-294 & 026-805-308

STRATA FEES: \$901.60 (2017)

PROPERTY TAXES: \$15,648.38 (2017)

SALE PRICE: Please contact agent

*All measurements are per the strata plan and are subject to verification.



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GALLERY



 **corbel**
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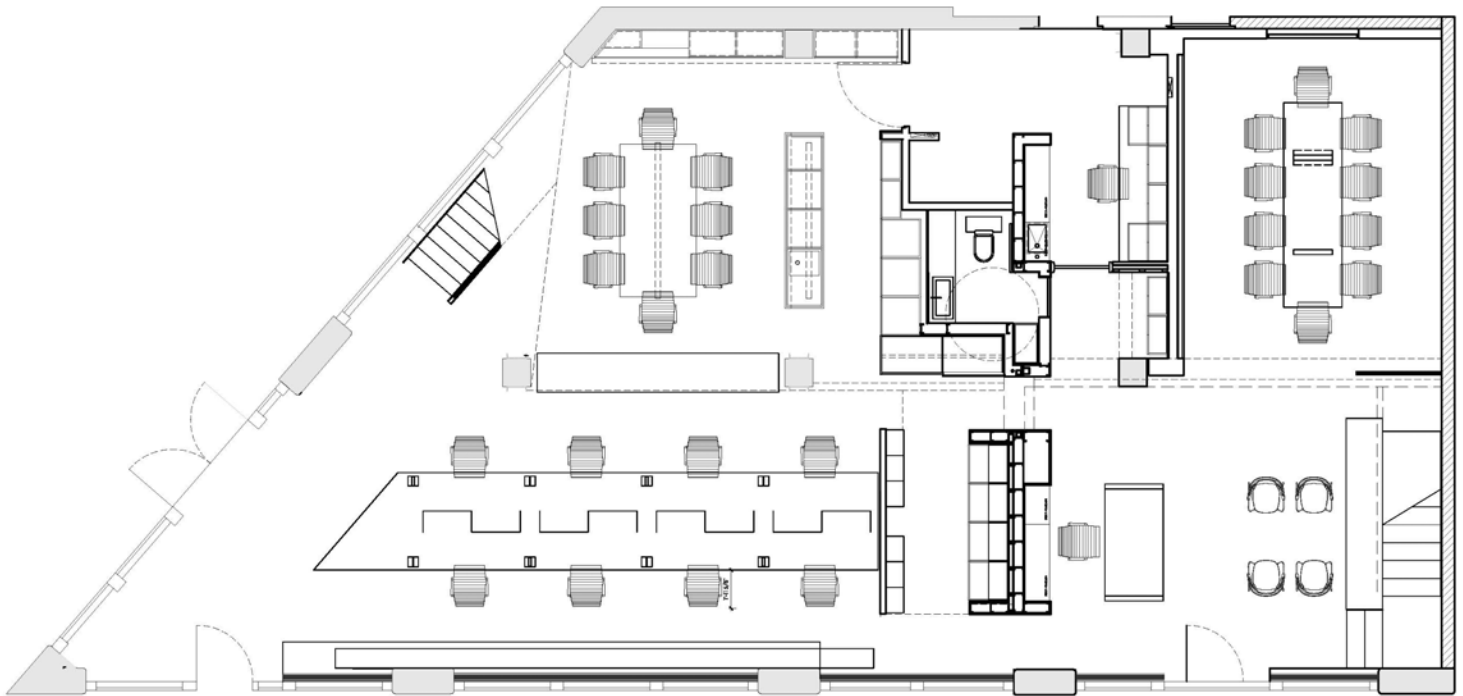
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FLOOR PLAN - MAIN



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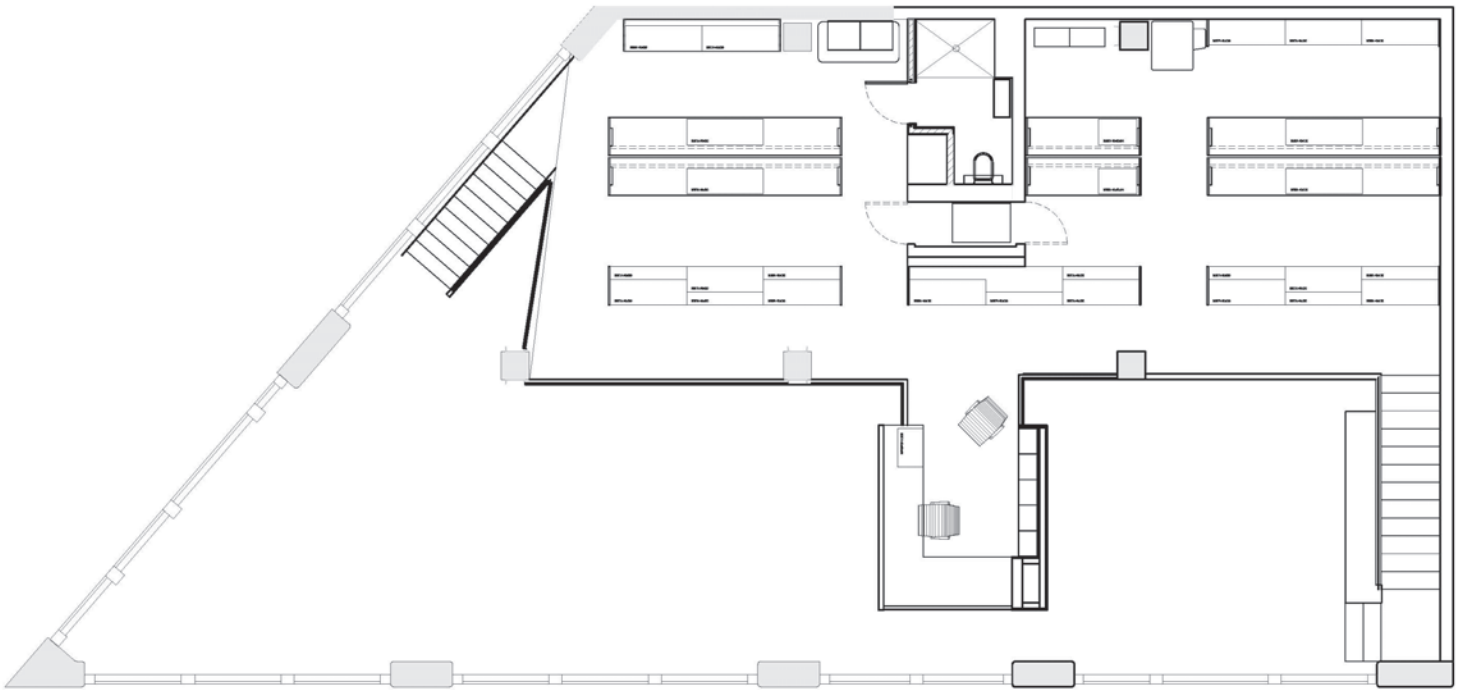
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FLOOR PLAN - MEZZANINE



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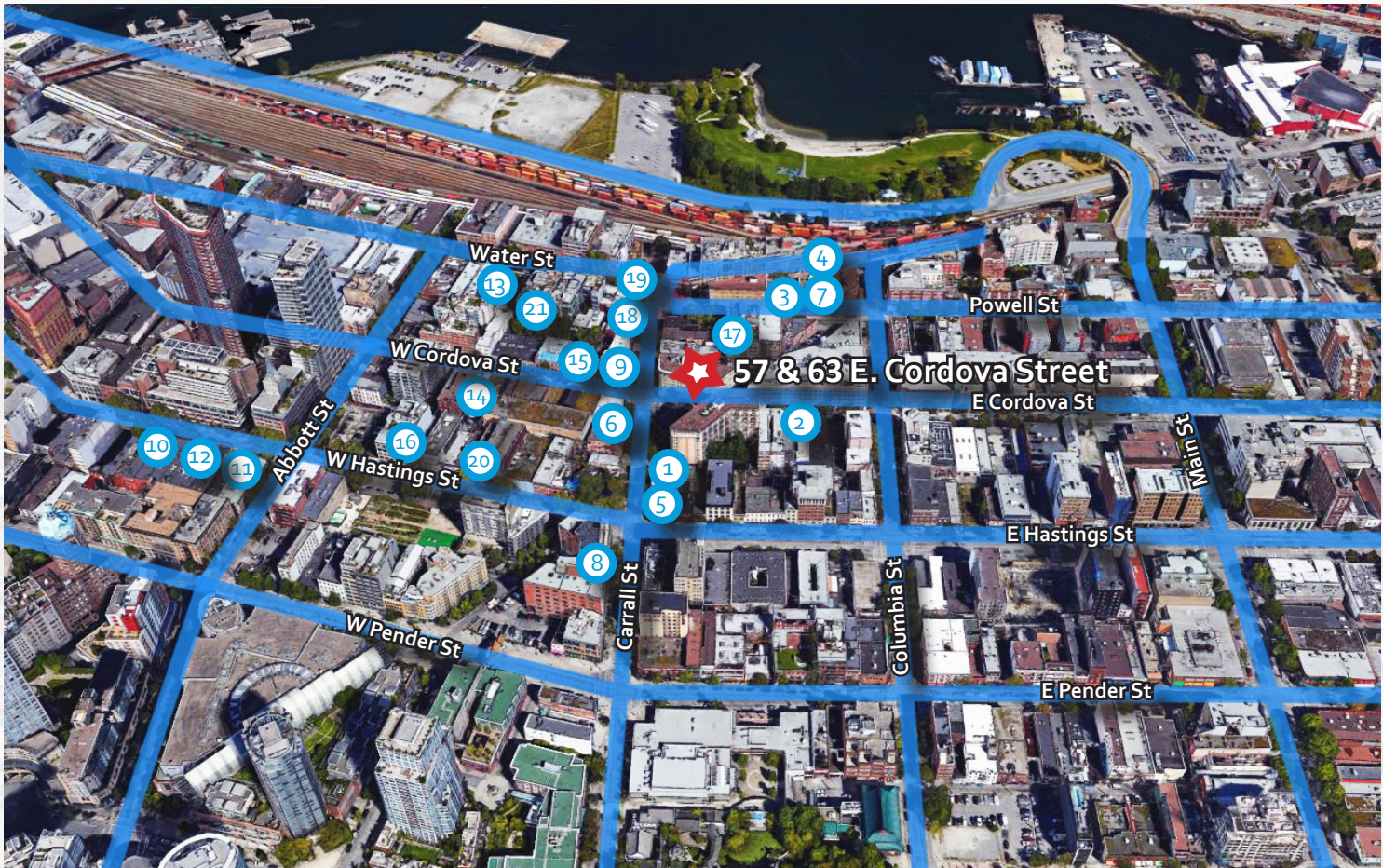
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LOCAL AREA MAP



- | | | |
|----------------------------|---------------------------|---------------------------|
| 1. PiDGiN | 8. LightForm Vancouver | 15. Tacofino Taco Bar |
| 2. Nicli Antica Pizzeria | 9. Bauhaus | 16. Moltaqa Restaurant |
| 3. Rodney's Oyster House | 10. Catch 122 Cafe Bistro | 17. Shebeen Whiskey House |
| 4. The Birds & The Beets | 11. Prado Cafe | 18. L'Abattoir |
| 5. Stratosphere Hair Salon | 12. Wildebeest | 19. Six Acres |
| 6. Di Beppe Caffé | 13. Pourhouse Restaurant | 20. Lost + Found Cafe |
| 7. Lululemon | 14. Tuc Craft Kitchen | 21. Salt Tasting Room |



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