

SOLD!

575 EAST PENDER STREET

PRIME STRATHCONA 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

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

The subject property is strategically located on the north side of East Pender Street, in the trendy Strathcona neighborhood of East Vancouver. This location is in close proximity to several public transit routes and is conveniently situated within minutes of Chinatown, Gastown, Railtown and Commercial Drive. A few notable venues in the area include Wilder Snail, Finch's, Liquids + Solids, Ask for Luigi, Vancouver Urban Winery, Railtown Café and several others. In addition, 575 East Pender Street is situated in close proximity to the future home of the new St. Paul's Hospital and Integrated Health Campus.

BUILDING

The historic Arlington Hotel building is a 3 storey building with a partial basement built circa 1912. The 2nd and 3rd floors contain 30 units (SRA)¹ with common bathrooms located on each floor. The building features a charming façade with a ground floor commercial premise which is currently occupied by the Chinese Community Library Services Association.

LOT SIZE²:	25 ft x 122 ft = 3,050 SF (approx.)
LEGAL DESCRIPTION:	LT 19 BLK 69 PL VAP196 DL 196
PID:	015-677-311
ZONING:	RT-3 (Two-Family Dwelling District)
PROPERTY TAXES:	\$10,352.53 (2018)
SALE PRICE:	\$2,800,000.00

¹Subject to the City of Vancouver's SRA bylaw. Please contact us for further details.
²All sizes are approximate and subject to re-measurement.



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