

52 ALEXANDER STREET

GASTOWN INVESTMENT/OWNER-USER OPPORTUNITY

FOR SALE



SOLD!

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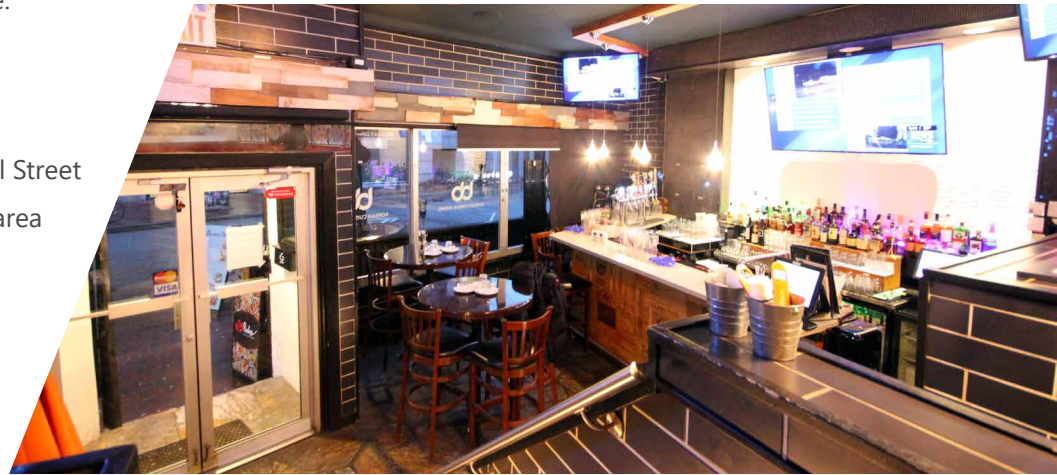
THE OPPORTUNITY

52 Alexander Street is situated in the coveted Gastown district, steps away from Maple Tree Square and the famed Gassy Jack statue. Gastown is an internationally renowned heritage zone, both a bustling tourist destination and a trendy gathering place for locals. Characterized by cobblestone streets, brick and timber heritage buildings and abundant historical charm, Gastown houses a thriving fashion scene, various upscale home décor boutiques, several independent art galleries, and some of the best culinary fare and busiest gastro pubs in Vancouver. Numerous acclaimed restaurants including L'Abattoir, PiDiGiN and Di Beppe, as well as a thriving retail market including COS by H&M, Roden Gray, Herschel Supply Co., Oak + Fort and Inform Interiors, have established Gastown as one of the most stylish neighborhoods in the world. The subject property is improved with a multi-level character commercial building, which is currently occupied by BB Korean Cuisine Bistro. This is an exceptional opportunity for both investors and owner-users alike.

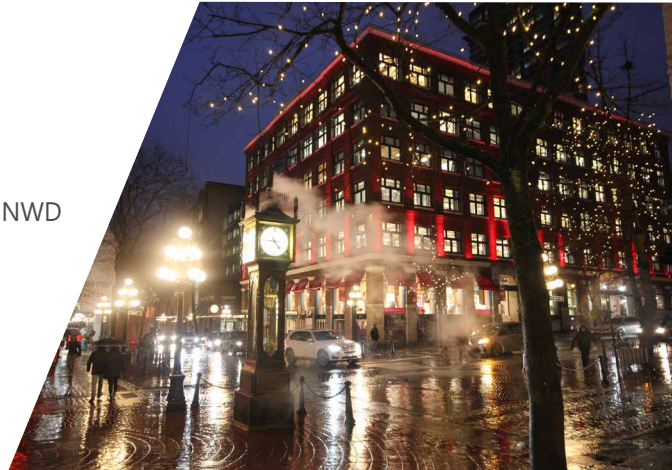


FEATURES

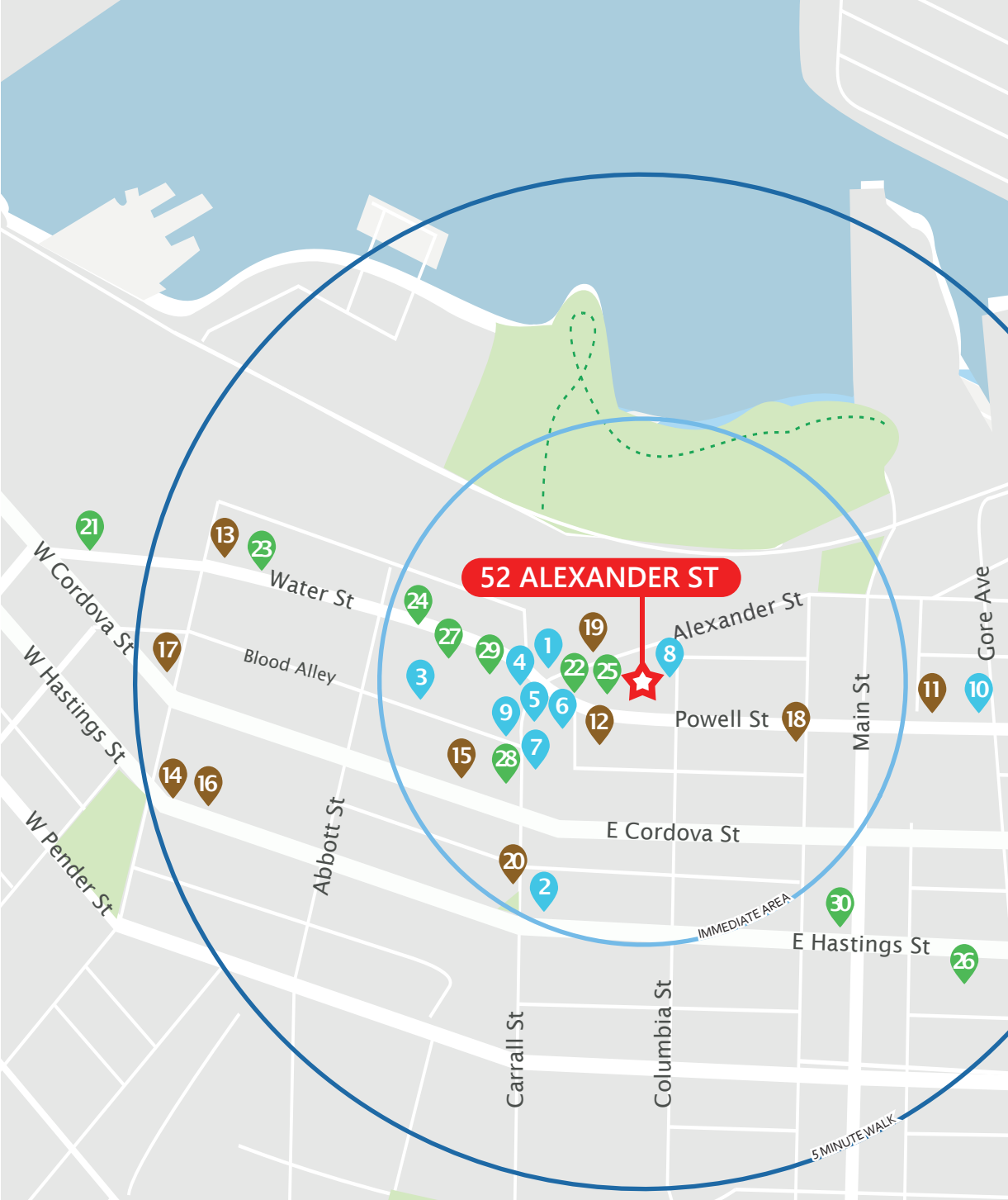
- Character Gastown building with streetfront exposure on Alexander Street and Powell Street
- Fully improved restaurant with an extensive commercial kitchen and a charming bar area
- Excellent carefree net investment with exceptional rental upside
- Existing outdoor patio seating on Alexander Street
- Vacant possession may be accommodated



CIVIC ADDRESS:	52 Alexander Street
LOT SIZE:*	1,775 SF (approx.)
BUILDING SIZE:*	3,454 SF (approx.)
APPROVED USE:	Restaurant - Class 1
LEGAL DESCRIPTION:	LT 6 BLK 2 PL VAP184 DL 196 GP 1 NWD
PID:	004-381-874
ZONING:	HA-2 (Gastown Historic Area)
PROPERTY TAXES:	\$12,532.40 (2020)
SALE PRICE:	Please contact us



*All sizes are approximate and subject to verification.



DINING + COCKTAILS

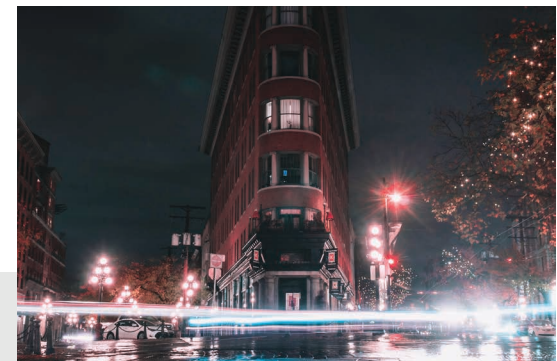
1. LOCAL Gastown
2. PiDGiN Restaurant
3. Salt Tasting Room
4. Six Acres
5. The Diamond
6. The Sardine Can
7. The Irish Heather
8. The Birds & The Beets
9. L'Abattoir
10. Cuchillo

COFFEE + CASUAL FARE

11. Bean Around the World Coffees
12. Milano Espresso Lounge
13. Starbucks
14. Meat & Bread
15. Tacofino Taco Bar
16. Purebread
17. Revolver
18. Cadeaux Bakery
19. Soft Peaks Ice Cream
20. Nelson the Seagull

SHOPPING + ENTERTAINMENT

21. Herschel Supply Co.
22. NEIGHBOUR/Woman
23. Kit and Ace
24. John Fluevog Shoes
25. Stüssy
26. Rickshaw Theatre
27. Inform Interiors
28. Le Labo
29. Roden Gray
30. Imperial Vancouver Gallery



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