

23 E PENDER STREET

ICONIC CHINATOWN HERITAGE BUILDING



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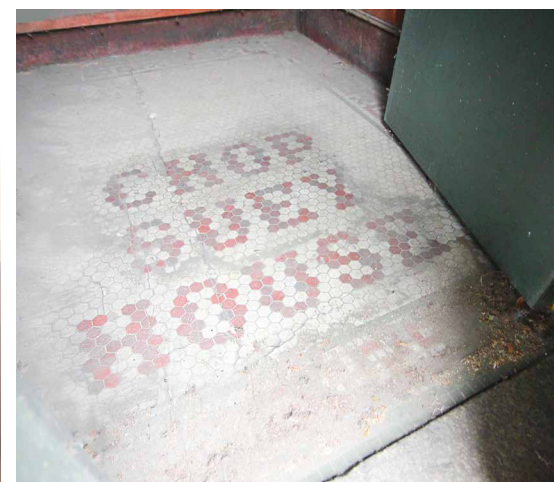
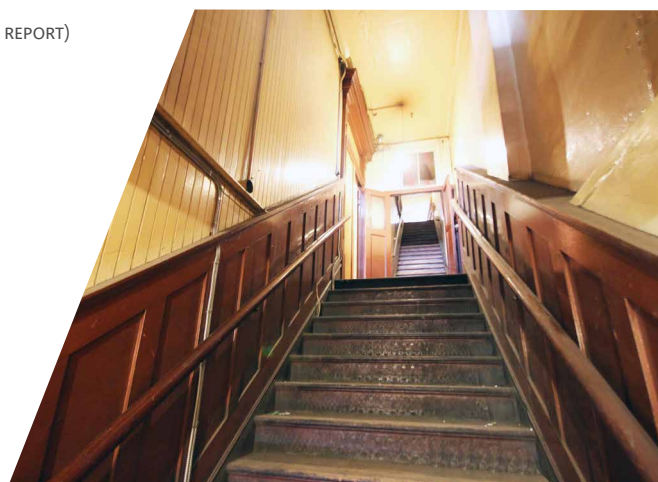
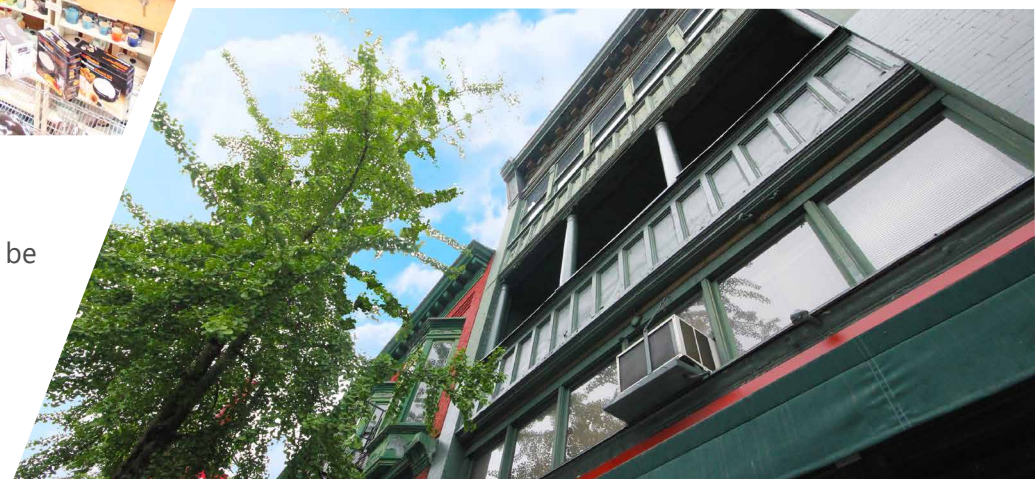
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HERITAGE DESIGNATION

A - Primary Significance: Represents the best examples of a style or type of building; may be associated with a person or even of significance.

M - Buildings or sites protected by a legal heritage designation by the City of Vancouver.

SALIENT FACTS

LOT SIZE:*	24.96 ft x 122 ft = 3,045.1 SF (APPROX. AS PER TAX REPORT)
RENTABLE AREA:*	10,998.50 SF (APPROX.)
GROSS AREA:*	11,600.60 SF (APPROX.)
ZONING:	HA-1 (Chinatown Historic Area)
APPROVED USE:	Main Level - Retail Lower, Second, Third Level - Storage
PROPERTY TAXES:	\$17,189.10 (2020)
SALE PRICE:	Please Contact Agent

* The above measurements are for discussion purposes only and must be verified.

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