

157 ALEXANDER STREET

GASTOWN INVESTMENT OPPORTUNITY

SOLD



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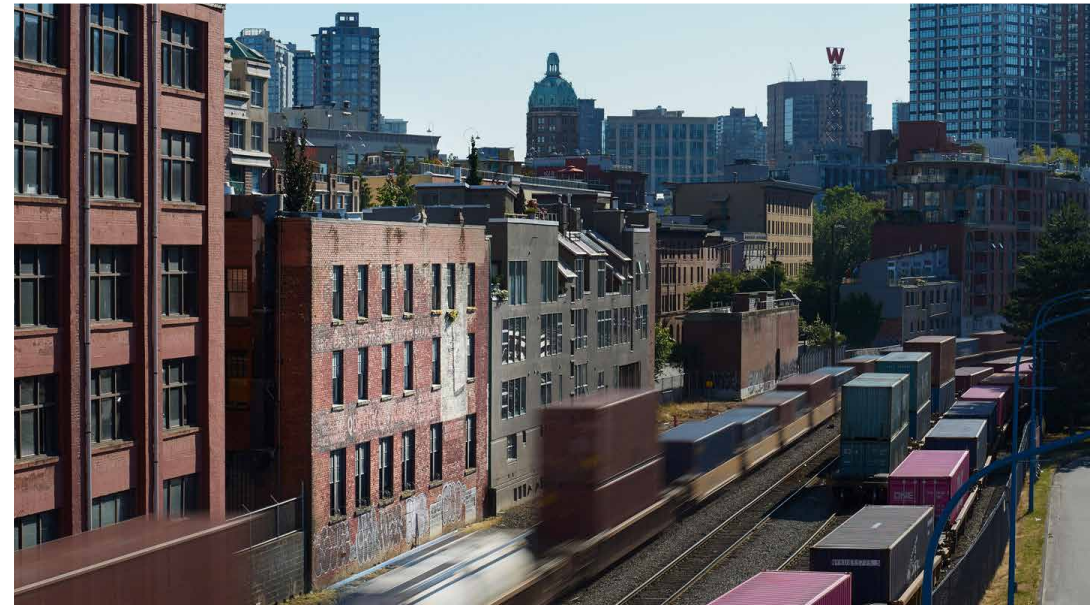
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THE BUILDING

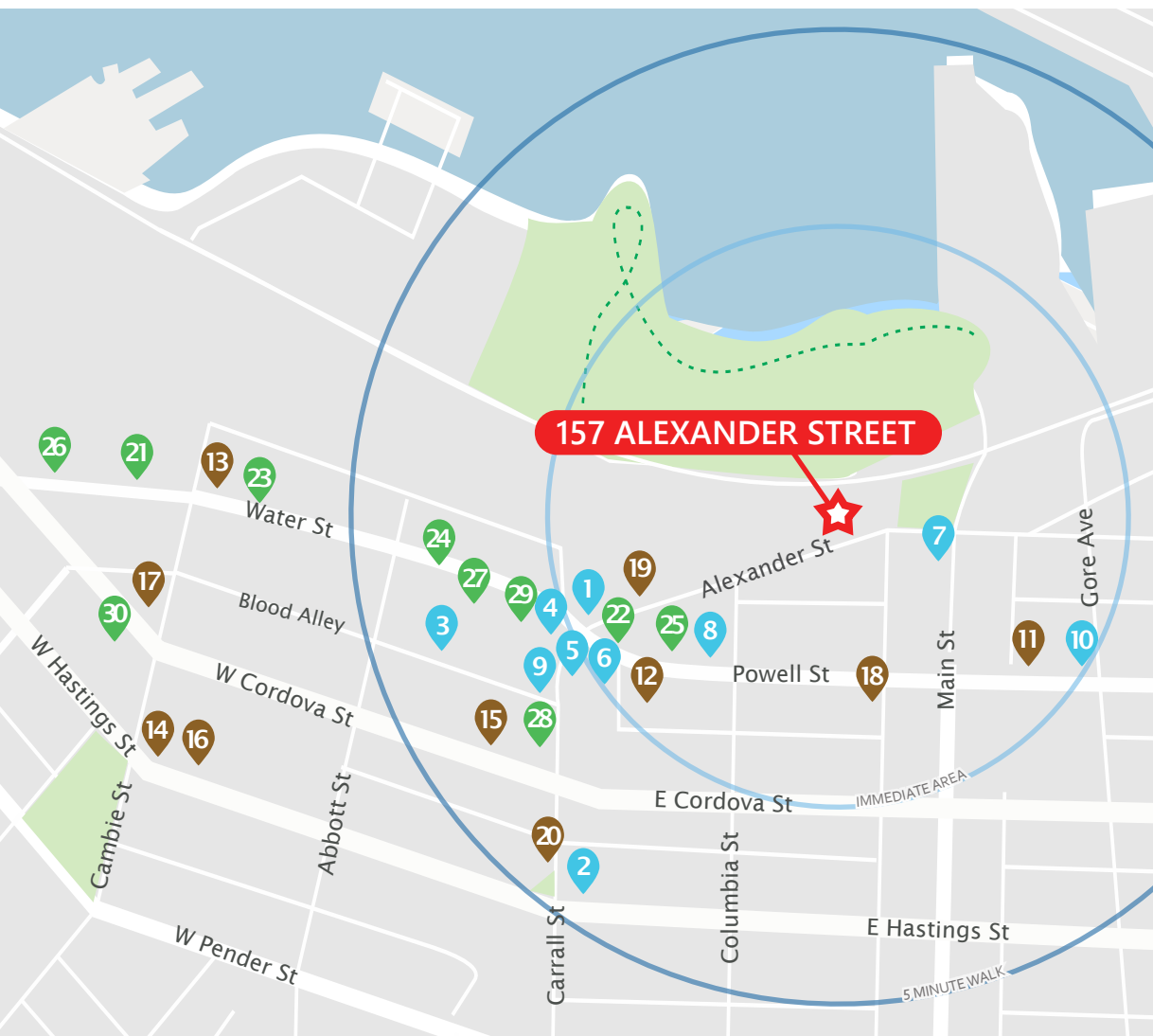
157 Alexander Street is a charming 3-storey plus lower level character commercial building located in the Gastown neighbourhood of Downtown Vancouver. The main floor and lower level are occupied by the Alibi Room, which is the epitome of Gastown cool. The upper two floors of office space, which are serviced by a passenger elevator, feature stunning views of the Burrard Inlet and the North Shore mountains, exposed brick, operable windows, an efficient mix offices and open area and much much more.

SALIENT FACTS

Civic Address	157 Alexander Street, Vancouver, BC
Lot Size	2,714 SF (Approx. As Per Tax Report)
Gross Building Area	10,953 SF (Approx.)
Rentable Area	8,559 SF (Approx.)
PID	015-724-735 015-724-751 015-724-760
Legal Description	LT 37 BLK 1 PL VAP184 DL 196 NWD
Zoning	HA-2 (Gastown Historical Area)
Property Tax	\$34,894.30 (2020)
Actual/Projected NOI:	Please Contact Agent
Sale Price	\$6,200,000



Gastown, an internationally renowned heritage zone, characterized by cobblestone streets, brick and timber heritage buildings and abundant historical charm. The district is home to the city's trendiest retailers, numerous award-winning restaurants, and Vancouver's top design, tech and visual effects companies. 157 Alexander Street is conveniently located just minutes to the SeaBus terminal, Waterfront SkyTrain Station, the West Coast Express, and several public parkades are located nearby. Several acclaimed restaurants including Twisted Fork Bistro, L'Abattoir, and PiDiGiN, as well as a thriving retail market including COS by H&M, Roden Gray, Herschel Supply Co., and Inform Interiors, have established Gastown as one of the most stylish neighborhoods in the world.



DINING + COCKTAILS

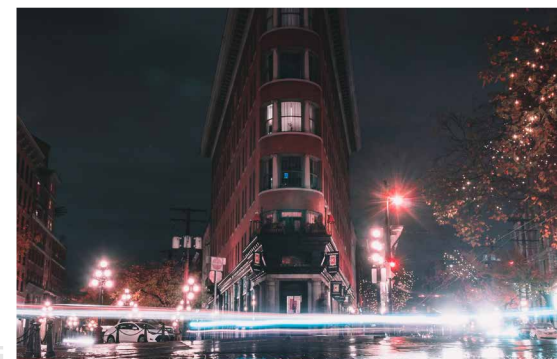
1. LOCAL Gastown
2. PiDiGiN Restaurant
3. Salt Tasting Room
4. Twisted Fork Bistro
5. The Diamond
6. The Sardine Can
7. Deacon's Corner
8. The Birds & The Beets
9. L'Abattoir
10. Cuchillo

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

21. Herschel Supply Co.
22. NEIGHBOUR/Woman
23. Kit and Ace
24. John Fluevog Shoes
25. Stüssy
26. OAK + FORT
27. Inform Interiors
28. Le Labo
29. Roden Gray
30. Old Faithful Shop



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