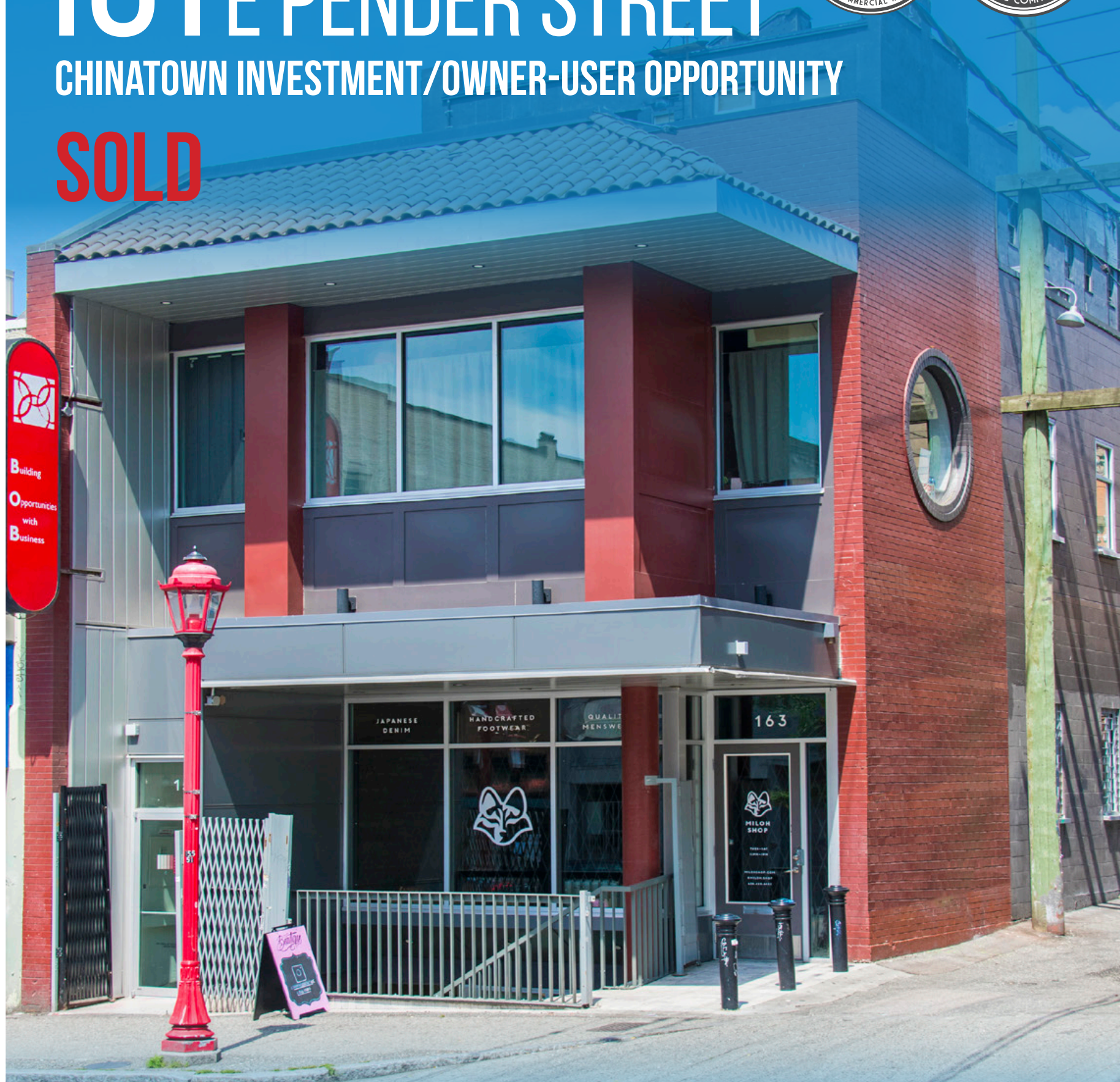


161 E PENDER STREET

CHINATOWN INVESTMENT/OWNER-USER OPPORTUNITY

SOLD



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SUMMARY

The subject property is an exceptional two storey plus lower level freehold ownership opportunity for an investor or owner - occupier, strategically located in the heart of Chinatown on the north side of East Pender Street between Main and Columbia Streets.

The lower level features direct street front access via a private stairwell from grade, with great ceiling heights throughout, and abundant natural light. The Main Level incorporates a blend of natural wood features and concrete floors, offering excellent visibility and signage potential. The Second Level office premise features polished concrete floors and is accessed via a direct stairwell from East Pender Street.



CIVIC ADDRESS 161 E Pender Street, Vancouver, BC

LOT SIZE 3,050 SF (Approx., as per tax report)

BUILDING SIZE Please Contact Agent

PID 011-948-477

LEGAL DESCRIPTION LT 11 BLK 12 PL VAP184 DL 196 GP 1 NWD

ZONING HA-1 (Chinatown Historic Area)

PROPERTY TAX \$36,289.40 (2021)

ACTUAL/PROJECTED NOI: Please Contact Agent

SALE PRICE \$3,575,000.00

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.

