

SOLD

57 - 63 E CORDOVA STREET

EXCEPTIONAL GASTOWN INVESTMENT/OWNER-USER PROPERTY



 **corbel**
COMMERCIAL REAL ESTATE SERVICES

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SUMMARY

The subject property is an extraordinary showpiece street-front unit located within the Koret Lofts - a fully restored heritage development offering flexible live/work zoning in the heart of historic Gastown.

The property contains two floors of beautifully improved space with exposed brick and heavy timber accents. The property is steps from several notable developments including Woodward's by Westbank, and the Alhambra, Terminus and Garage developments by Salient.

CIVIC ADDRESS 57 - 63 E Cordova Street, Vancouver, BC

STRATA LOT SIZE Main: 1,997.78 SF (Approx.)
Mezzanine: 809.44 SF (Approx.)
Total: 2,807.22 SF (Approx.)

PID 026-805-294, 026-805-308

LEGAL DESCRIPTION STRATA LT 1 & 2, PL BCS2025, DL 196, GP 1, NWD

ZONING HA-2 (Gastown Historic Area)

PROPERTY TAX \$25,624.70 (2022)

ACTUAL/PROJECTED NOI: Please contact agent

SALE PRICE Please contact agent

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.

