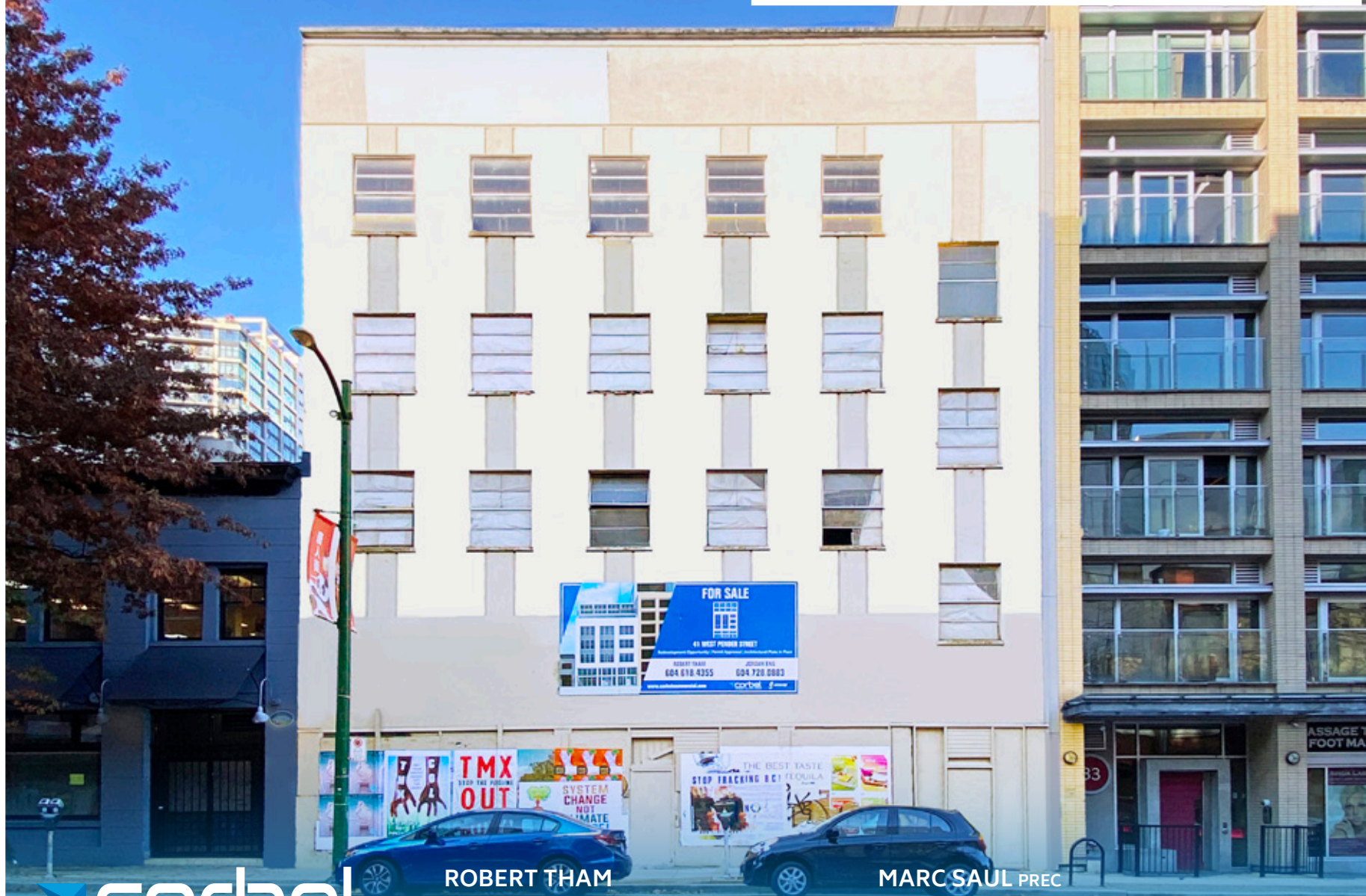


# SOLD

# 41 W PENDER STREET

## OWNER-USER/INVESTMENT/REDEVELOPMENT PROPERTY



**corbel**  
COMMERCIAL REAL ESTATE SERVICES

**ROBERT THAM**  
604.609.0882 Ext. 223  
robert@corbelcommercial.com

**MARC SAUL PREC**  
604.609.0882 Ext. 222  
marc@corbelcommercial.com



# THE PROPERTY

Corbel Commercial is pleased to announce the sale of 41 W Pender Street, a freestanding 4-storey plus lower-level building\* in Downtown Vancouver’s coveted Crosstown neighbourhood. The existing building features attractive ceiling heights on a majority of the floors, a loading area at the rear with large roll up doors and a freight elevator. There were also permits in place to redevelop the property into a stylish mixed-use project, which would consist of retail, office and residential uses.

\*All measurements are approximate and must be verified by all interested parties. As per the City of Vancouver, the approved occupancy of the building is Retail & Warehouse as of December 23rd, 2021.

## SALIENT FACTS

CIVIC ADDRESS	41 W Pender Street, Vancouver, BC
LOT SIZE*	6,000 SF (Approx.)
GROSS BUILDING SIZE	Please contact agent
PID	030-971-934
LEGAL DESCRIPTION	LT 1 BLK 29 DL 541 PL EPP95838
ZONING	DD (Comprehensive Development)
PROPERTY TAX	\$81,609.10 (2022)
SALE PRICE	<b>\$9,500,000.00</b>

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.

