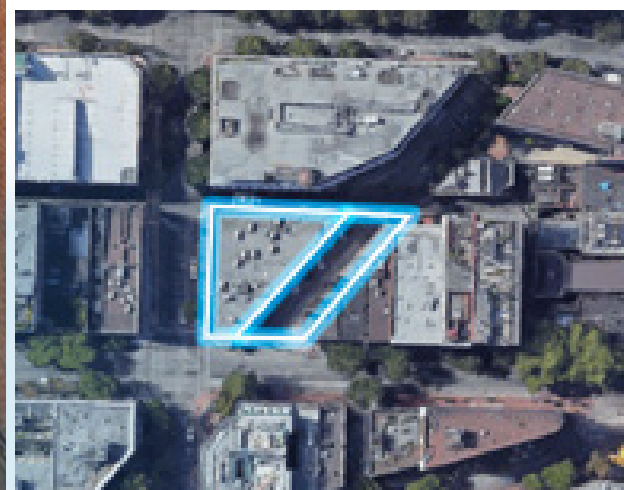


SOLD!



211 COLUMBIA & 80 POWELL STREET

TROPHY GASTOWN INVESTMENT PROPERTY & PARKING LOT



corbel
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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.

THE PROPERTY



Corbel Commercial is pleased to announce the sale of 211 Columbia Street and 80 Powell Street.

211 Columbia Street

The property is improved with a beautifully renovated 3-storey plus lower level brick and timber heritage building with modern systems. The building received the Heritage Award of Honour in 2003 and boasts a beautifully restored brick and stone façade, a charming lobby, great ceiling heights, large operable character style windows, a passenger elevator, and timeless design accents throughout the building.

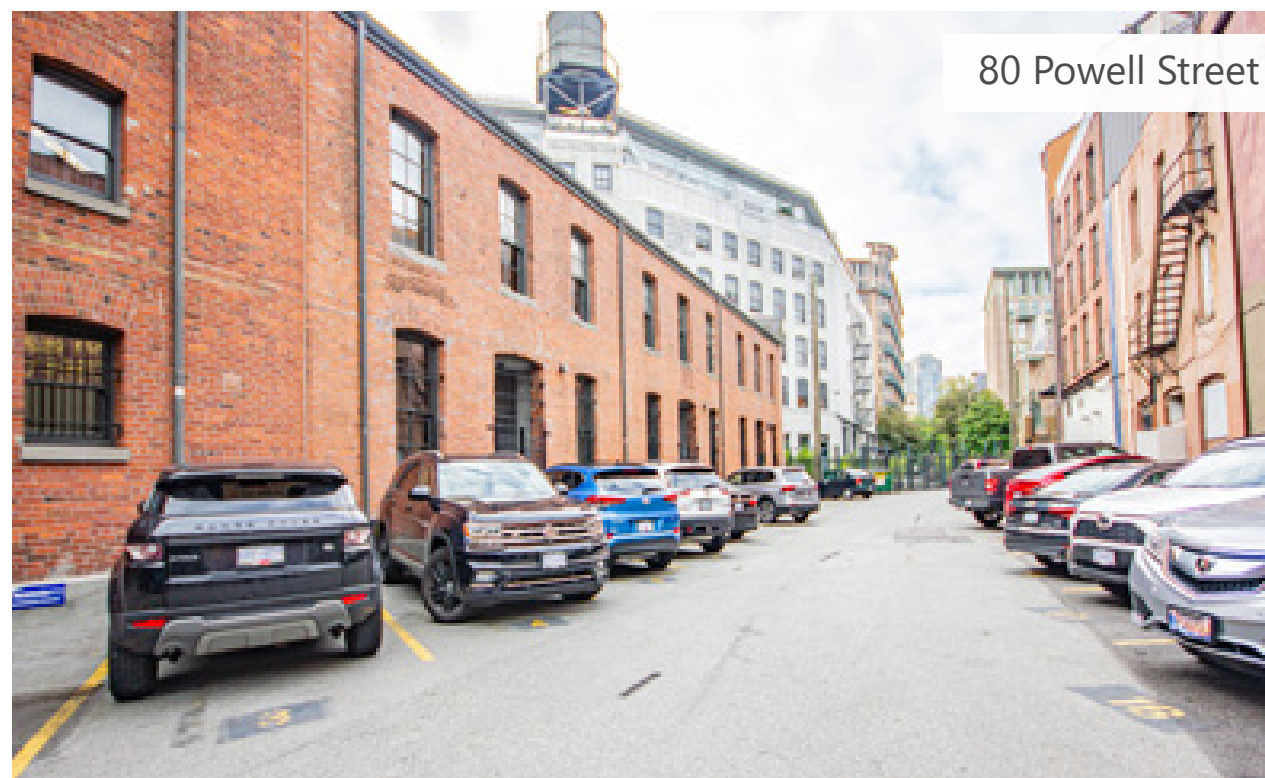
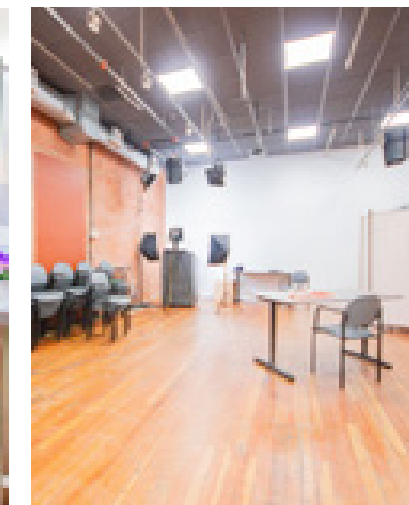
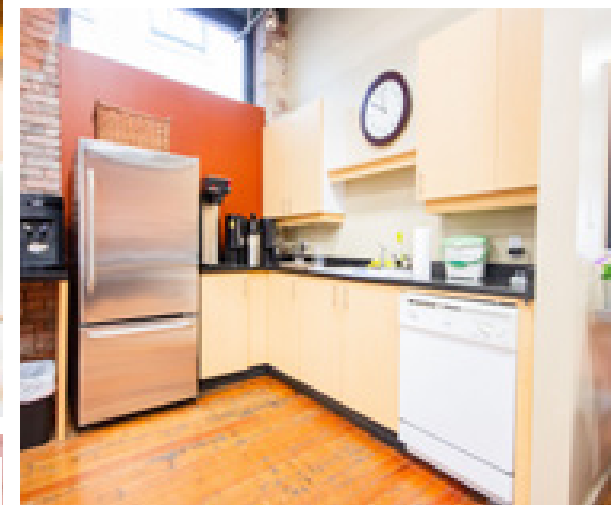
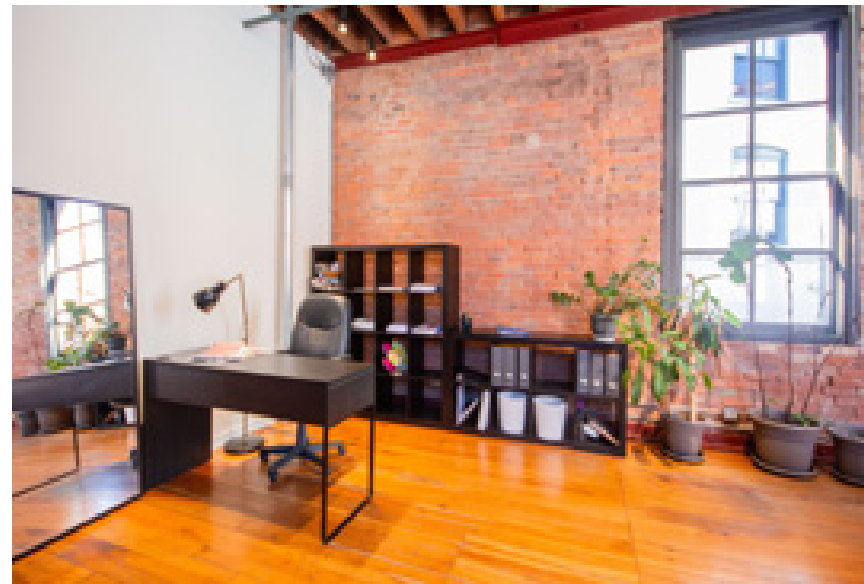
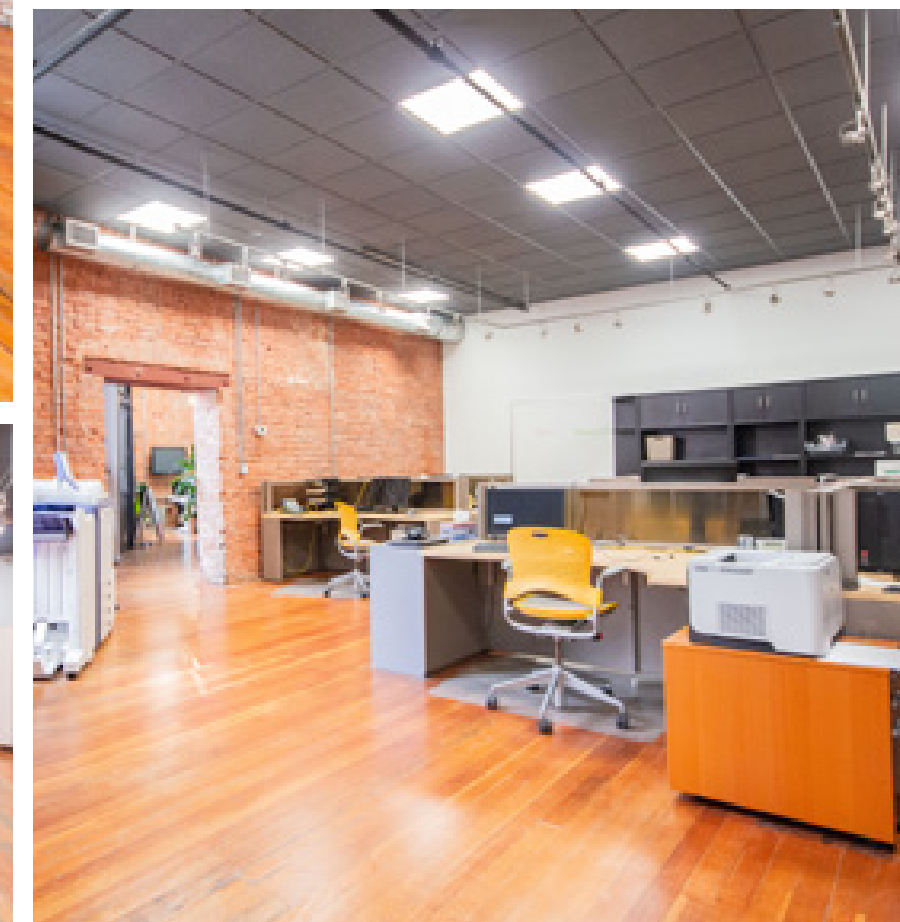
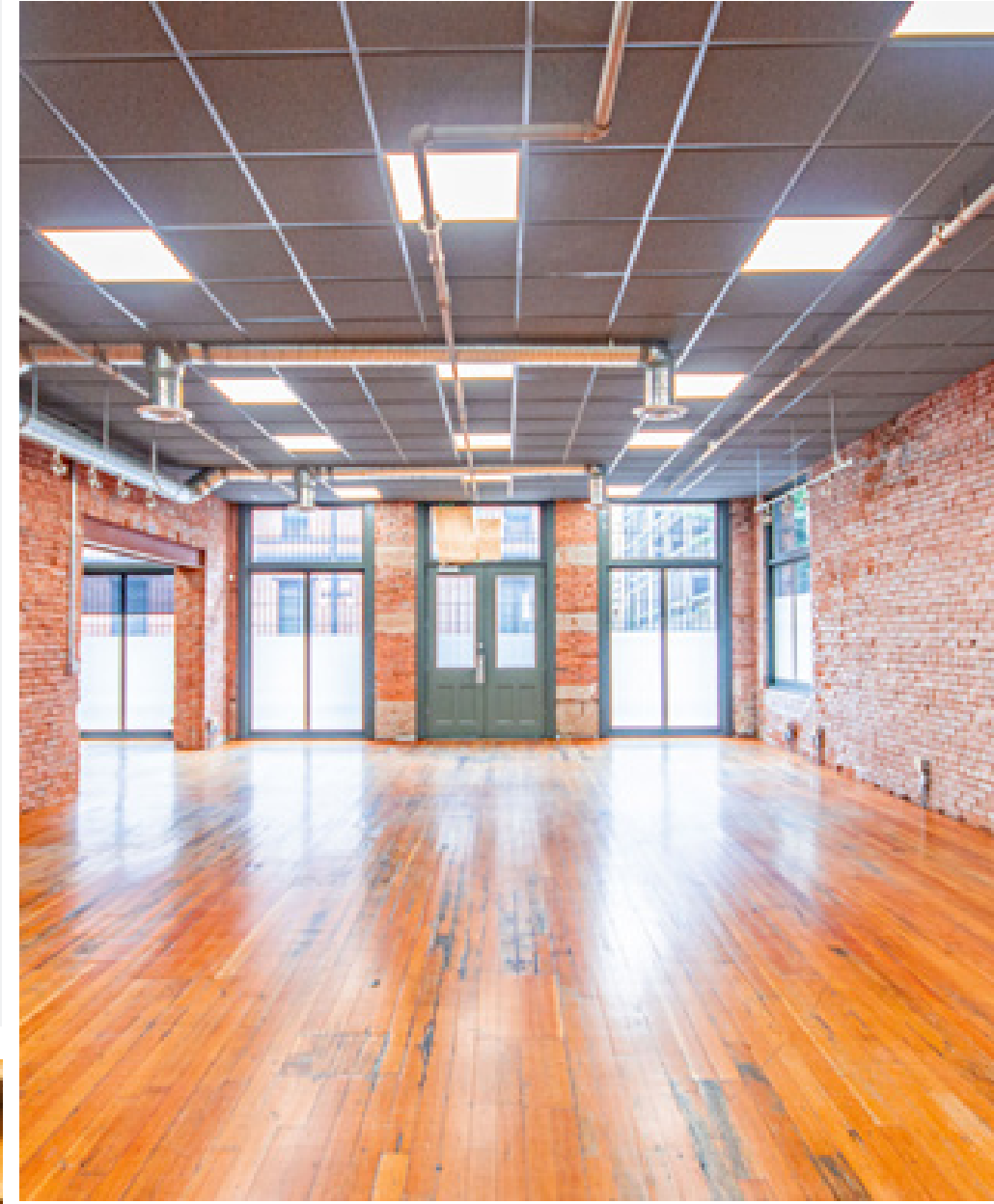
80 Powell Street

The property features 30 surface parking stalls, which currently services 211 Columbia Street and the surrounding Gastown neighbourhood. This is a great asset that will contribute to the vibrant and energetic neighbourhood of Gastown.

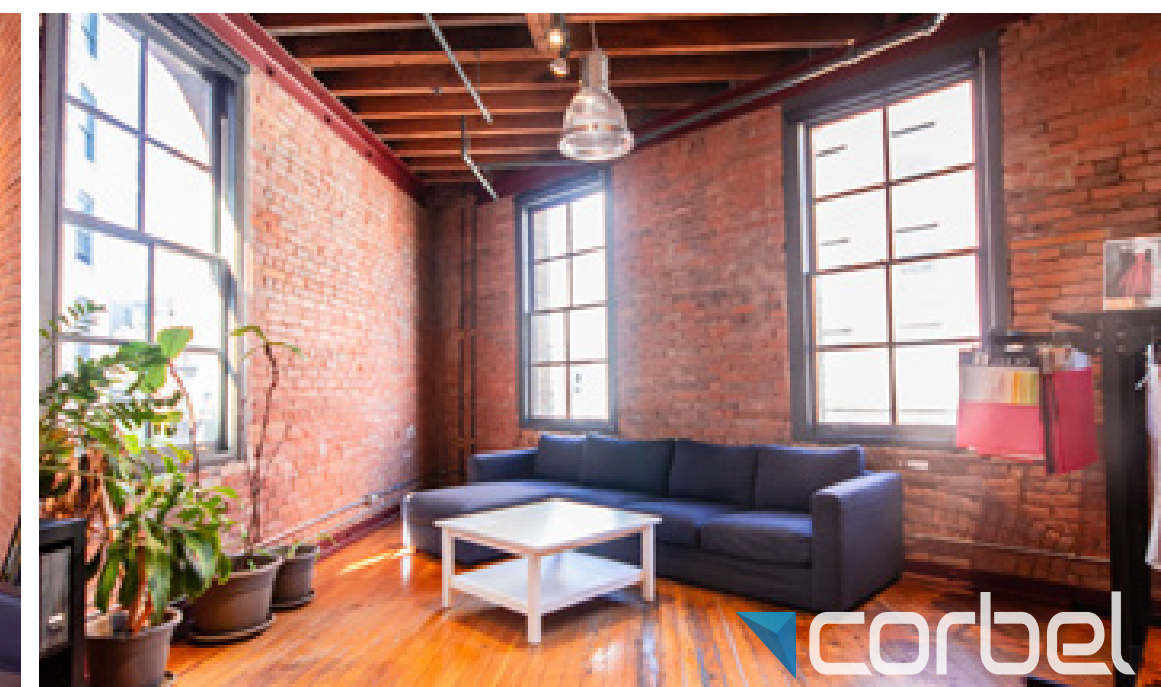
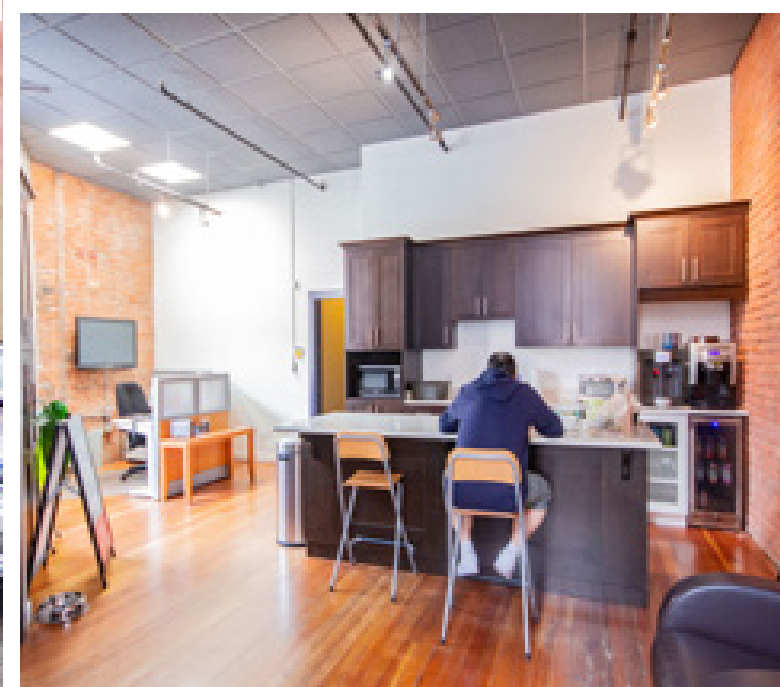
SALIENT FACTS

Civic Address	211 Columbia Street	80 Powell Street
Lot Size¹	9,569 SF (Approx.)	7,945 SF (Approx.)
Building Size ^{1,2}	Rentable Area: 26,826 SF (Approx.) Gross Area: 28,388 SF (Approx.)	
Zoning	HA-2 (Gastown Historic Area)	
Legal Description	PL F BLK 7 DL 196 GROUP 1 NWLD LMP49319	PL E BLK 7 DL 196 GROUP 1 NWLD LMP49251
PID	025-000-322	024-971-626
Property Tax	\$109,215.00 (2023)	\$6,318.88 (2023)
Sale Price	Please contact agent	

¹All sizes are approximate and subject to verification.



80 Powell Street





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