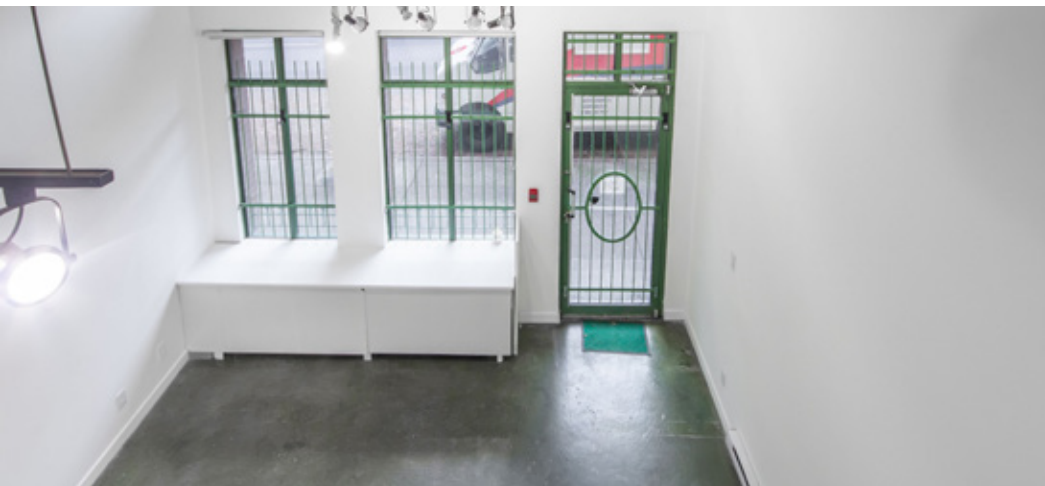


**SOLD!**

# 140 - 1 E CORDOVA STREET

EXCEPTIONAL GASTOWN INVESTMENT PROPERTY





# SUMMARY

Corbel Commercial is proud to announce the sale of 140 – 1 East Cordova Street. The subject property offers generous ceiling heights and is situated near the prominent northeast corner of Carrall and W Cordova Street in the vibrant neighbourhood of Gastown, Vancouver BC. This bustling neighborhood is renowned for its upscale boutiques and world-class dining establishments including but not limited to esteemed brands like Le Labo, Roden Grey, COS, L'Abattoir, and PIDGIN. Furthermore, the surrounding area is undergoing exciting transformations with notable projects like the renowned Blood Alley by Westbank and the upcoming Cohen Block Development.

# SALIENT FACTS

<b>CIVIC ADDRESS</b>	140 - 1 E Cordova Street, Vancouver BC
<b>STRATA LOT SIZE*</b>	448.86 SF (Approx.) As Per Strata Plan
<b>PID</b>	023-802-812
<b>LEGAL DESCRIPTION</b>	STRATA LT 5, PL LMS2854, DL 196, NWLD
<b>ZONING</b>	HA-2 (Gastown Historic Area)
<b>PROPERTY TAX</b>	\$1,263.82 (2023)
<b>SALE PRICE</b>	<b>\$454,500.00</b>

\*All sizes are approximate and subject to verification.

\*Approved occupancy with the City of Vancouver is a residential unit with artist studio - Class A use. Purchaser is responsible for obtaining all necessary municipal approvals and licenses for their occupancy.

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.