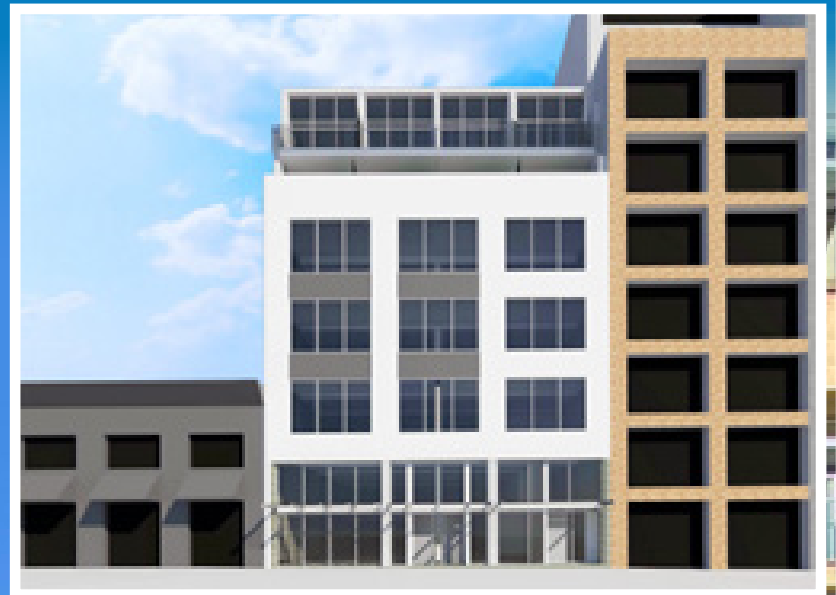


41 W PENDER STREET FOR SALE

OWNER-USER/INVESTMENT/REDEVELOPMENT OPPORTUNITY

Existing 30,000 SF (Approx.) Retail & Warehouse Building With DP/BP In Place*

MAJOR PRICE REDUCTION!



RARE OWNER-USER/INVESTMENT/ REDEVELOPMENT OPPORTUNITY IN VANCOUVER'S COVETED CROSSTOWN NEIGHBOURHOOD

THE OPPORTUNITY

41 West Pender Street is a freestanding 4-storey plus lower-level building* in Downtown Vancouver's coveted Crosstown neighbourhood. The existing building is a hybrid of concrete block and steel frame with a gross building area of approximately 30,000 SF*. The building also features great ceiling heights, a loading area at the rear with large roll up doors and a freight elevator. There are also permits in place to redevelop the property into a stylish mixed-use project, which would consist of retail, office and residential uses.

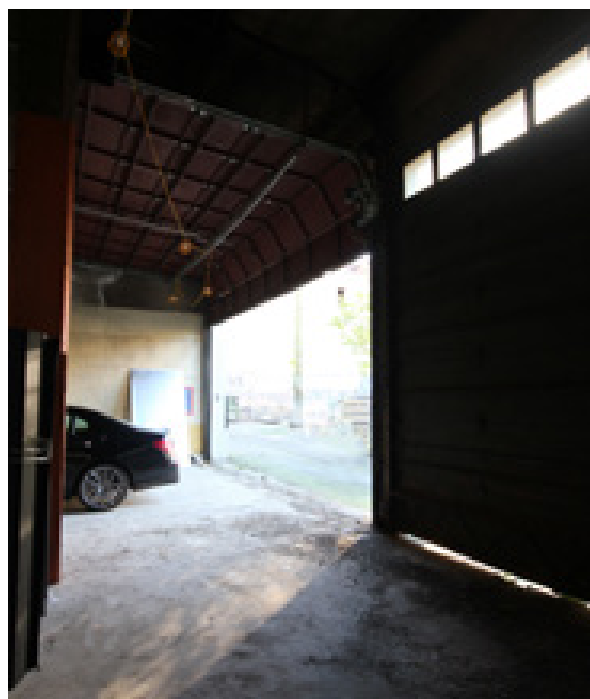
*All measurements are approximate and must be verified by all interested parties. As per the City of Vancouver, the approved occupancy of the building is Retail & Warehouse as of December 23rd, 2021.

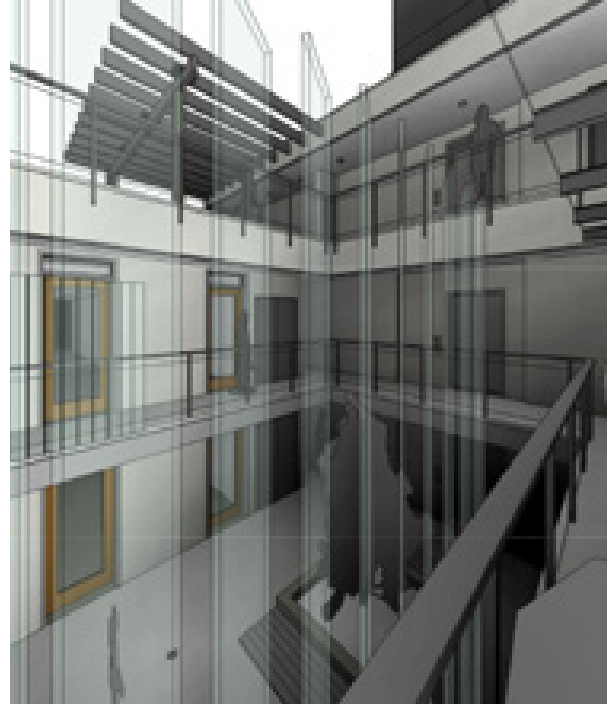


SALIENT FACTS

Civic Address	41 West Pender Street, Vancouver BC
Lot Size*	6,000 SF (Approx.)
Site Dimensions*	50 ft x 120 ft (Approx.)
Gross Building Size (Existing)*	30,000.00 SF +/- (Approximate, subject to confirmation)
PID	030-971-934
Legal Description	LT 1 BLK 29 DL 541 PL EPP95838
Current Zoning	DD (Comprehensive Development)
Property Tax	\$81,609.10 (2022)
Asking Price	\$14,250,000.00 \$10,250,000.00

*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.





REDEVELOPMENT OPPORTUNITY

Existing Improvements

The site is currently improved with a 4-storey plus lower level building, which is a hybrid of concrete, concrete block, steel frame with solid wood joists and concrete topping built circa 1950s. The existing building could potentially be renovated, leased and stabilized in the short term and completely redeveloped in the future.

Proposed Project*

The proposed redevelopment of 41 West Pender Street will be a stylish mixed-use project, which will be an exciting addition to the vibrant Crosstown neighbourhood. The lower level will house a fitness centre, bike storage and storage lockers. There will be a fresh and modern new lobby with passenger elevator, and the main and mezzanine floors will feature retail and restaurant uses. Floors 2 to 4 will feature industrial-style office space and the 5th and 6th floor additions will house 16 modern residential units (market rental).

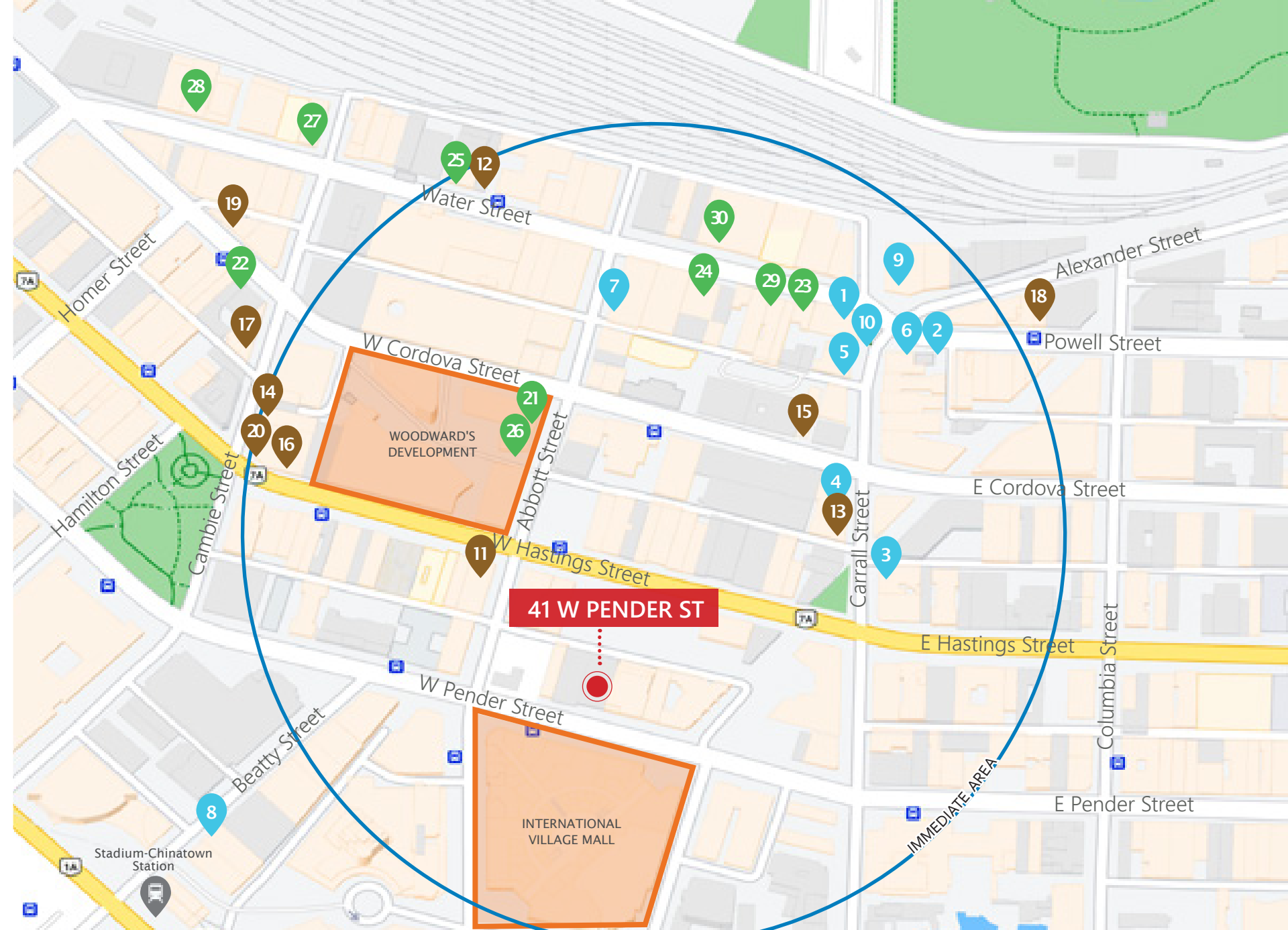
FSR	5.5 (proposed)
Gross Building Area	33,182.50 SF (proposed)

Proposed Uses

Commercial Retail:	4,894.50 SF (approx.)
Office:	18,516.51 SF (approx.)
Secured Market Rental Residential:	9,771.49 SF (approx.)
Plus:	Lower level will house the fitness centre, bike room and residential storage lockers

*All detailed architectural plans and drawings will be included in sale. Artist renderings and some pictures contained in this brochure inspired the design of the proposed project and are for discussion purposes only.





LOCATION

41 West Pender Street is located in between Abbott and Carrall Streets in the coveted Crosstown district of Downtown Vancouver, strategically positioned in between the Central Business District, Gastown, Chinatown and Yaletown. The neighbourhood is home to many award-winning restaurants including Calabash Bistro, Chambar, and PiDGin, along with many international retailers such as COS by H&M, LightForm, Inform Interiors, Herschel Supply Co., Roden Gray and many others. In addition, multiple emerging design firms, high-tech companies, and sub-campuses for educational institutions like Simon Fraser University and Vancouver Film School have established in the area.

The subject property is also conveniently situated in close proximity to both the Stadium-Chinatown and Waterfront Skytrain Stations, the SeaBus Terminal, West Coast Express, and several public parkades. This exceptional combination of businesses and amenities makes Crosstown a vibrant and exciting place for school, work and play.

RESTAURANTS/BARS

1. Twisted Fork Bistro
2. Robba da Matti
3. PiDGin Restaurant
4. Di Beppe
5. The Greek Gastown
6. The Diamond
7. Jules Bistro
8. Chambar
9. LOCAL Gastown
10. L'Abattoir

CAFÉS/CASUAL FARE

11. Prado Café
12. Café Kitsuné
13. Nelson the Seagull
14. Meat & Bread
15. Tacofino Taco Bar
16. Purebread
17. Revolver
18. The Birds & The Beets
19. Timbertrain Coffee Roasters
20. Bean Around the World Coffees

SHOPPING

21. Hey Jude
22. Old Faithful Shop
23. NEIGHBOUR
24. Inform Interiors
25. Maison Kitsuné
26. Nesters Market
27. The Latest Scoop
28. Herschel Supply Co.
29. COS
30. John Fluevog Shoes



WALK SCORE

97

Daily errands do not require a car



TRANSIT SCORE

100

World-class public transportation

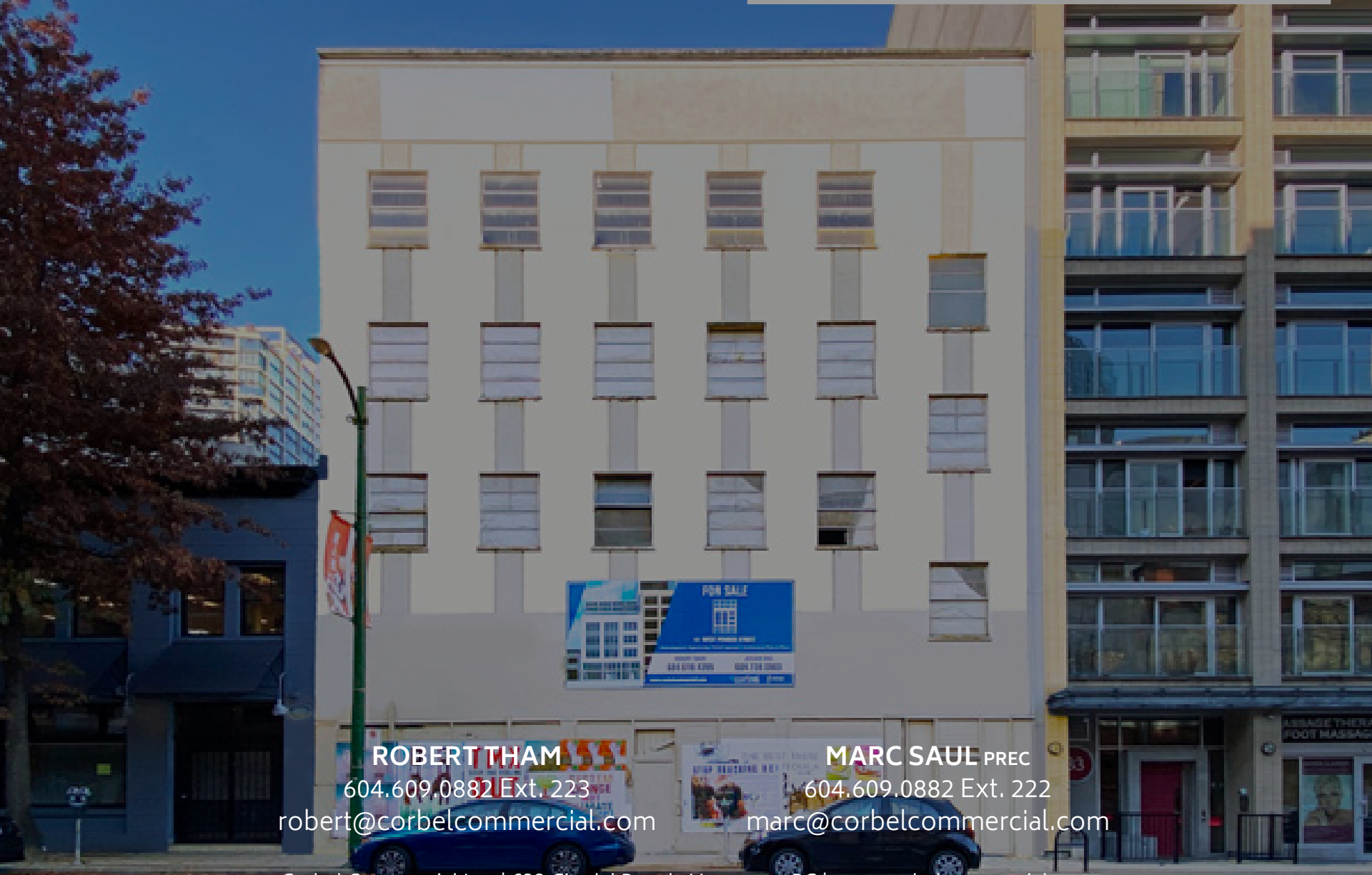


BIKE SCORE

98

Mostly flat, excellent bike lanes





ROBERT THAM

604.609.0882 Ext. 223

robert@corbelcommercial.com

MARC SAUL PREC

604.609.0882 Ext. 222

marc@corbelcommercial.com

Corbel Commercial Inc. | 632 Citadel Parade Vancouver BC | www.corbelcommercial.com