



FOR SALE

239 ABBOTT STREET

GASTOWN RETAIL STRATA INVESTMENT OPPORTUNITY

NEW PRICE!



COMMERCIAL REAL ESTATE SERVICES

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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 OPPORTUNITY

Corbel Commercial is pleased to present an exceptional opportunity to acquire a retail strata investment unit located on Abbott Street in the heart of Gastown. The subject property is a character retail space featuring portions of exposed brick and weathered concrete flooring and has a large glass retail storefront providing excellent visibility. The subject property is strategically located in a high foot and vehicle traffic area, surrounded by numerous boutique retailers, popular cafés, and lounges.



FEATURES

- Stunning character retail space featuring portions of exposed brick and weathered concrete flooring
- Large glass retail storefront providing excellent visibility
- Bright and airy unit featuring an open floor plan, high ceilings, and track lighting throughout

SALIENT FACTS

CIVIC ADDRESS 239 Abbott Street, Vancouver, BC

STRATA LOT SIZE 1,057 SF (Approx.)

PID 023-429-828

LEGAL DESCRIPTION LT 1 PL LMS2412 DL OGT LD 36

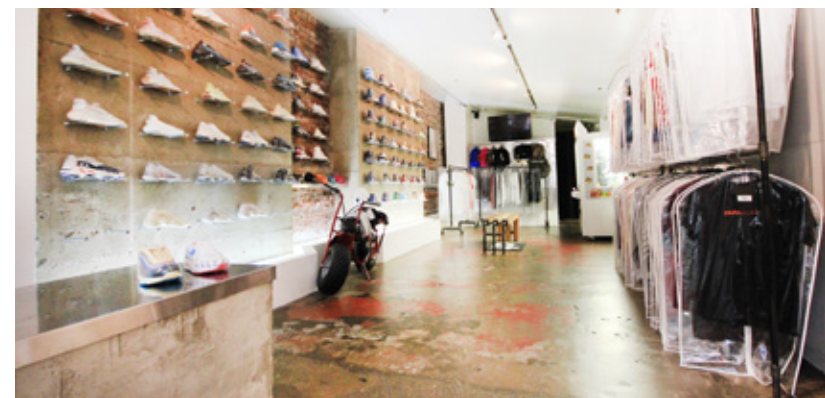
ZONING HA-2 (Gastown Historic Area)

STRATA FEE \$655.76/month

PROPERTY TAX \$9,569.21 (2023)

ACTUAL/PROJECTED NOI: Please contact agent

SALE PRICE \$1,598,000 **\$1,498,000.00**



FLOOR PLAN

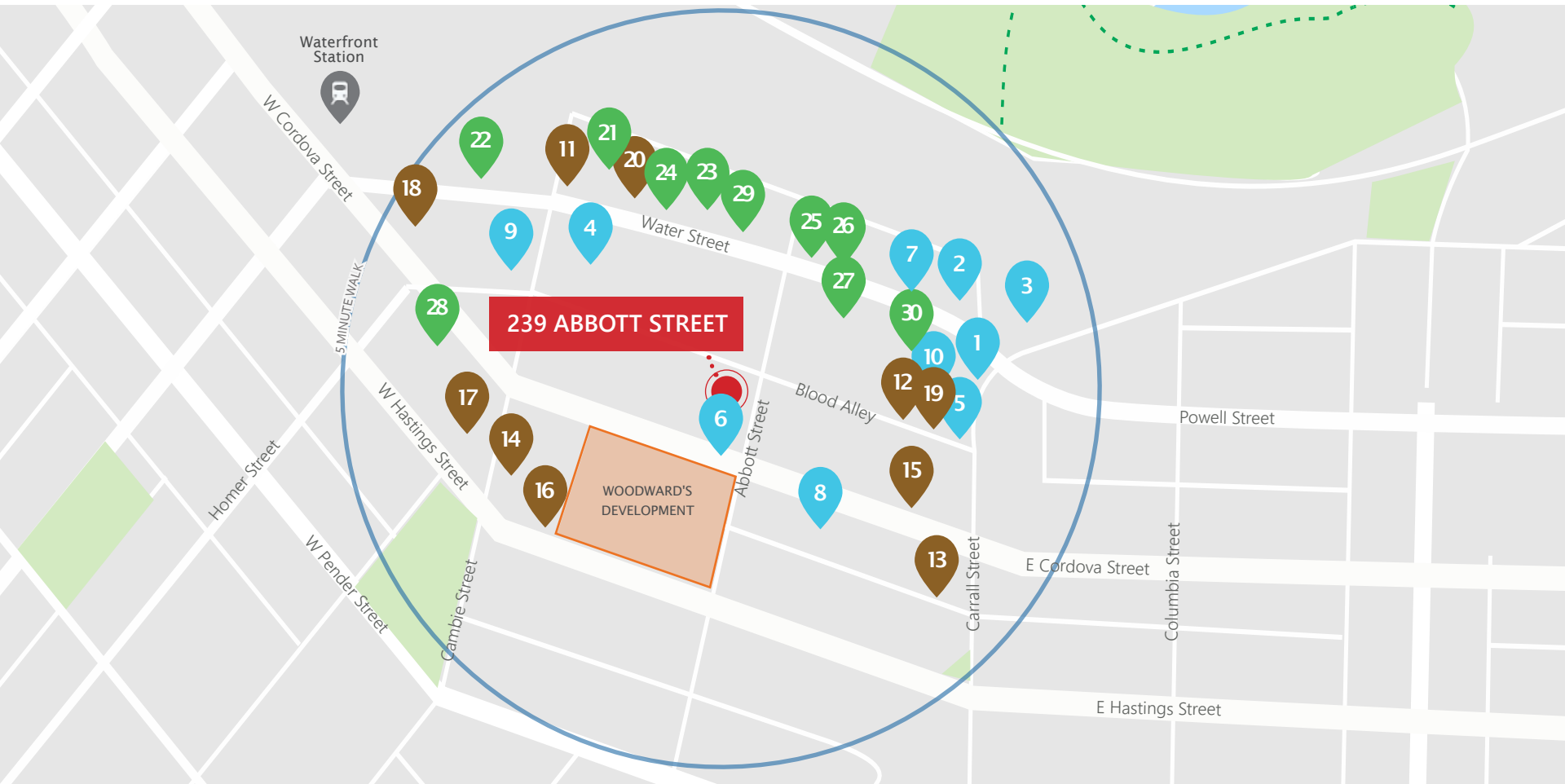


*Floor plan may not be 100% accurate and is subject to verification.

THE LOCATION

239 Abbott Street is located in the heart of Gastown on Abbott Street steps away from vibrant Water Street. Gastown is an internationally renowned heritage zone, adjacent to Vancouver's financial core, and is in very close proximity to the SeaBus terminal, Waterfront Skytrain Station, the West Coast Express, and several public parkades. Gastown, characterized by cobblestone streets, brick and timber heritage buildings and historical charm, is home to many boutiques, international

retailers and award-winning restaurants with multiple emerging design firms and Vancouver's top high tech and visual effects companies. Several acclaimed restaurants including L'Abattoir, Tacofino, and Di Beppe as well as a thriving retail market including COS by H&M, Roden Gray, Herschel Supply Co., Oak + Fort and Inform Interiors, have established Gastown as one of the most stylish neighborhoods in the world.



RESTAURANTS/BARS

1. Twisted Fork Bistro
2. Monarca
3. LOCAL Gastown
4. Pourhouse
5. The Greek Gastown
6. La Casita
7. The Old Spaghetti Factory
8. Sooda Korean BBQ
9. Water St. Café
10. L'Abattoir

CAFÉS/CASUAL FARE

11. Lee's Donuts
12. Is That French
13. Nelson the Seagull
14. Meat & Bread
15. Tacofino Taco Bar
16. Purebread
17. Revolver
18. Monaco Cafe
19. Gringo
20. Café Kitsuné

SHOPS

21. Kit and Ace
22. Herschel
23. Oak + Fort
24. Maison Kitsuné
25. Inform Kitchens
26. gravitypop
27. Inform Interiors
28. Frank And Oak
29. Australian Boot Company
30. COS



ACCESSIBILITY SCORES



97

Walker's Paradise



100

Rider's Paradise



73

Very Bikeable

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