

FOR SALE

52 POWELL STREET

Gastown Investment/Owner-User Opportunity

NEW PRICE!



**RENOVATED GASTOWN
INVESTMENT BUILDING WITH
BEAUTIFUL BRICK FAÇADE
AND CHARACTER WINDOWS**

SUMMARY

Corbel Commercial is pleased to present the opportunity to acquire 52 Powell Street, a freestanding, four-storey character asset in the heart of Gastown. The main level is occupied by Takenaka, a successful operating restaurant, while the three full floors above provide approximately 6,000 SF of distinctive character office space—creating an exceptional opportunity for an owner-user to occupy the upper levels while benefiting from established restaurant income below.

The property is strategically positioned near a growing collection of hospitality and dining destinations, including the newly opened Block House Hotel, Amber and Celeste, and the upcoming Moon restaurant. Directly nearby, the entitled 13-storey boutique hotel development at 80 Powell Street further reflects the continued investment and evolution of this historic Gastown pocket.

52 Powell Street presents a compelling combination of character, income and owner-user potential in one of Vancouver's most distinctive urban neighbourhoods.



SALIENT FACTS

Civic Address	52 Powell Street, Vancouver, BC
Lot Size¹	2,078.25 SF (Approx.)
Building Size¹	10,284 SF (Approx.)
PID	008-666-644
Legal Description	LT 5 BLK 7 PL VAP184 DL 196 NWD
Zoning	HA-2 (Gastown Historical Area)
Property Tax	\$56,398.60 (2026)
Actual/Projected NOI:	Please Contact Agent
Asking Price	\$8,850,000 \$6,650,000.00

¹All sizes are approximate and subject to verification.



INVESTMENT HIGHLIGHTS



OWNER-USER OPPORTUNITY

Approximately 6,000 SF of character office space across three full floors above a successful operating restaurant.



COMPELLING ACQUISITION BASIS

Rare opportunity to acquire an entire freestanding character building at a price below replacement cost.



ESTABLISHED RESTAURANT INCOME

Main level occupied by Takenaka within a fully improved, commercially vented restaurant premises.



EVOLVING HOSPITALITY DISTRICT

Steps from Maple Tree Square and surrounded by a growing collection of boutique hotels, restaurants and hospitality concepts.



GASTOWN’S EVOLVING HOSPITALITY

52 Powell Street is positioned within an emerging hospitality hub that is bringing new hotel rooms, destination dining and increased visitor activity to the eastern end of Gastown.

Together, these openings and planned developments reflect meaningful private investment in the surrounding blocks and reinforce Powell Street’s evolution into a concentrated boutique hotel, dining and nightlife destination.



BLOCK HOUSE HOTEL | 211 COLUMBIA STREET

A newly opened boutique aparthotel located steps from the property. The restored heritage building features 19 loft style hotel suites above fully leased commercial spaces including Dynamo Fencing, Sleep Talk Tattoo, and Jauncey Kickboxing, bringing a steady flow of guests and visitors that continues to strengthen pedestrian activity and support the surrounding retail and restaurant community.

[Learn more](#)



PROPOSED HOTEL | 80 POWELL STREET

Located long the same block, the proposed 13-storey mixed-use development contemplates hotel use from the ground through 12th floors, together with a destination restaurant on the 13th floor. The project received Development Permit Board approval, subject to conditions, in June 2026 and would add approximately 60,569 SF of hospitality-focused development to the area.

[Learn more](#)



AMBER LISTENING BAR | 99 POWELL ST

A newly opened listening lounge and restaurant inspired by Japanese listening-bar culture, contributing a distinctive food, beverage and entertainment concept to Powell Street’s expanding evening economy.

[Learn more](#)



CELESTE CAFÉ | 195 COLUMBIA ST

A cycling-inspired café concept that recently opened near Powell and Columbia Streets, adding another independent daytime operator and further activating the immediate area. A larger standalone Celeste location is also planned elsewhere in Gastown.

[Learn more](#)



THE MOON | 59 POWELL ST

An upcoming intimate martini bar and tasting room located almost directly across from 52 Powell Street. Its anticipated opening will further strengthen Powell Street as a destination for dining, cocktails and evening activity.

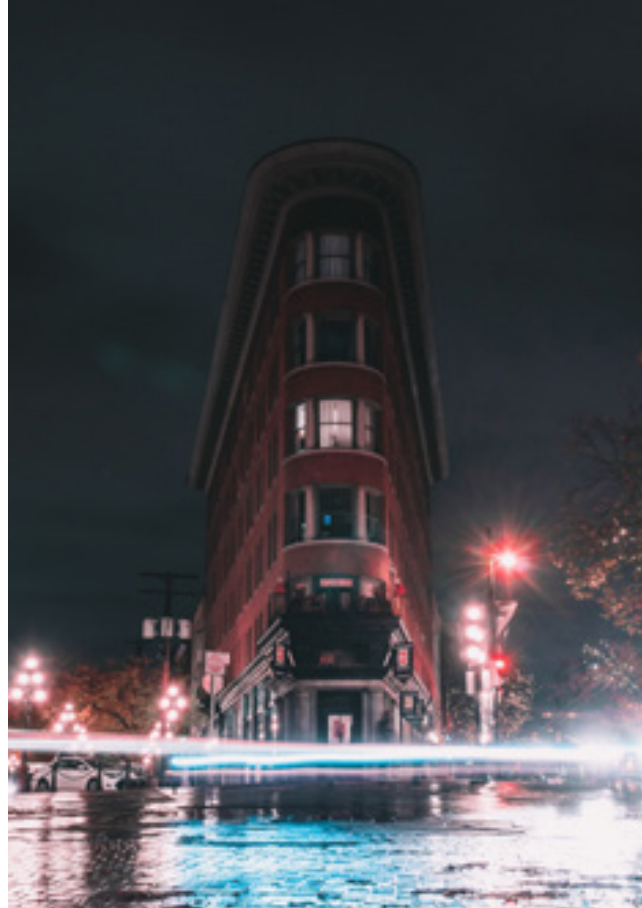
[Learn more](#)



TAKENAKA | 52 POWELL ST

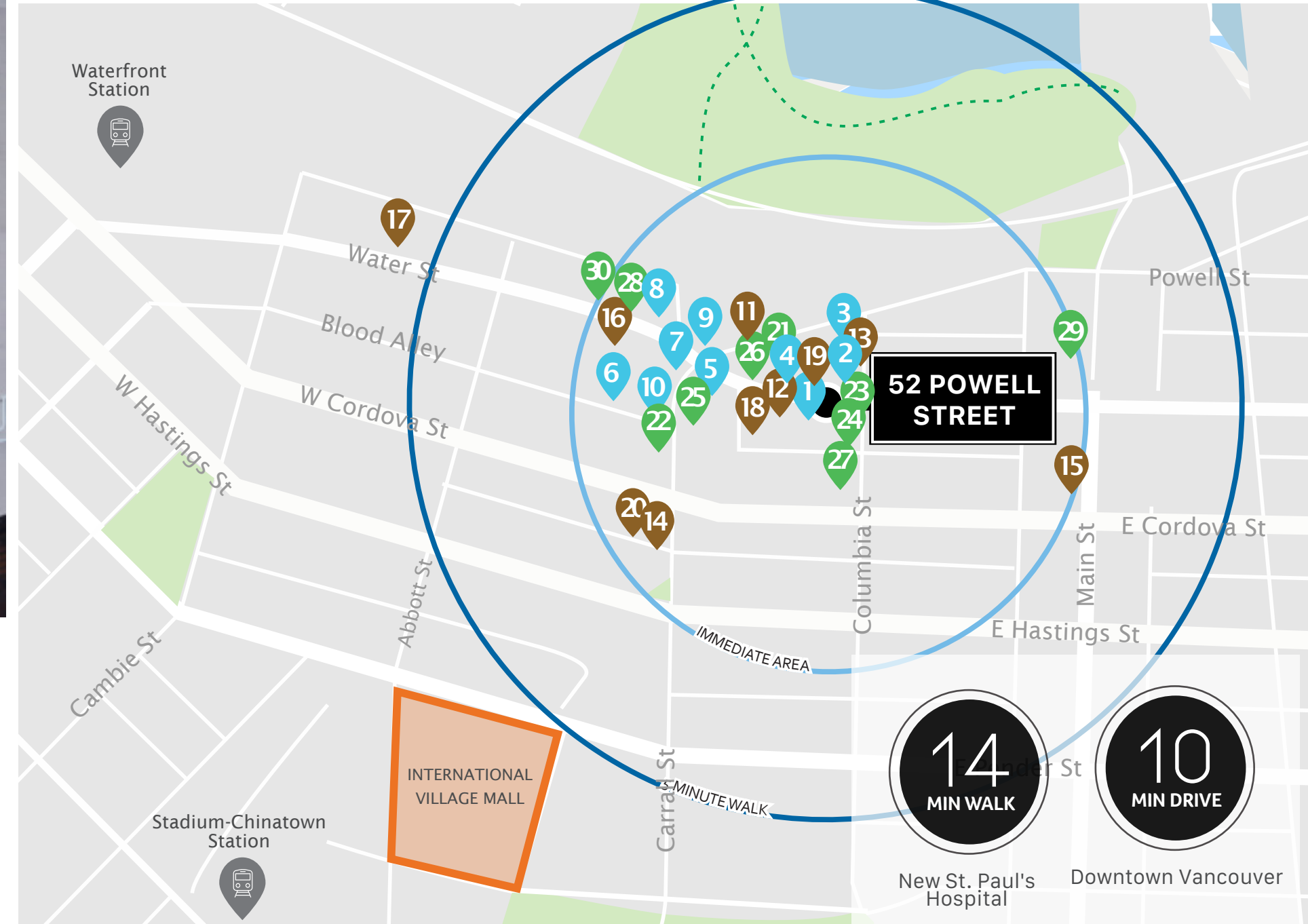
The subject property is itself anchored by Takenaka, an established Japanese restaurant occupying the fully improved main-level restaurant premises and contributing immediate income and activity to the building.

[Learn more](#)



THE LOCATION

Strategically located in the heart of trendy Gastown, along Powell and Columbia Street. Gastown is an internationally renowned heritage zone, both a bustling tourist destination and a trendy gathering place for locals. Characterized by cobblestone streets, brick and timber heritage buildings and abundant historical charm, the district houses numerous design studios, technology and software companies, leading architectural firms, various upscale home décor boutiques, several independent art galleries, and some of the best culinary fare and busiest gastro pubs in Vancouver. Numerous acclaimed restaurants including L'Abattoir, Pidgin and Di Beppe, as well as a thriving retail market including COS by H&M, Roden Gray, Kotn, and Inform Interiors, have established Gastown as one of the most stylish neighborhoods in the world. The area is intersected by numerous transit routes, and is in close proximity to the SeaBus terminal, Waterfront SkyTrain Station and the West Coast Express.



SURROUNDING AMENITIES

DINING + COCKTAILS

1. TAKENAKA Uni Bar
2. Amber Listening Bar
3. Brioche Ristorante
4. Zoomak Korean Tavern
5. Robba da Matti
6. Entrecôte Restaurant
7. Oku Izakaya Bar
8. Monarca
9. LOCAL
10. L'Abattoir

COFFEE + CASUAL FARE

11. Soft Peaks Ice Cream
12. Milano Espresso Lounge
13. Celeste
14. East Van Roasters
15. Saan Saan Cafe
16. Chocolats Favoris
17. Café Kitsuné
18. Skewers Souvlaki Pita Bar
19. Birds & The Beets
20. Nelson the Seagull

BUSINESSES + SHOPS

21. Neighbour Object
22. Le Labo
23. Block House Hotel
24. Dynamo Fencing
25. From Another
26. Stüssy
27. Rituals of Love
28. Aesop
29. Vini Vici Bridal
30. DRMERS CLUB



98

Walker's Paradise

Daily errands do not require a car



100

Rider's Paradise

World-class public transportation



99

Biker's Paradise

Daily errands can be accomplished on a bike

Data sourced from walkscore.com

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