

**NEW PRICE!**

Future New St. Paul's Hospital

Chinatown

Gastown

Railtown

E PENDER STREET

E HASTINGS STREET



# 441 & 449 E PENDER STREET STRATHCONA DEVELOPMENT/INVESTMENT OPPORTUNITY

**FOR SALE**

**VENDOR TAKE BACK MORTGAGE UP TO A 70% LOAN TO VALUE NEGOTIABLE  
BONUS COMMISSION OF \$100,000 FOR SELLING BROKERS**

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**corbel**  
COMMERCIAL REAL ESTATE SERVICES

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 NEIGHBOURHOOD

Corbel Commercial presents 441 & 449 East Pender Street - rare vacant lots situated in the coveted neighbourhood of Strathcona. The property is minutes away from downtown Vancouver and is in close proximity to Railtown, Chinatown, and Gastown. It is also approximately 4 blocks north of the new St. Paul's Hospital lands - a \$2 billion, 800,000 SF technology, research, and medical state of the art campus.

The area has experienced rapid growth in commercial and residential development in recent years and features an excellent mix of amenities, public spaces, retail shops, restaurants and cafes. This location is strategically poised for continued exceptional growth and a massive influx of new businesses and residents.

## SALIENT FACTS

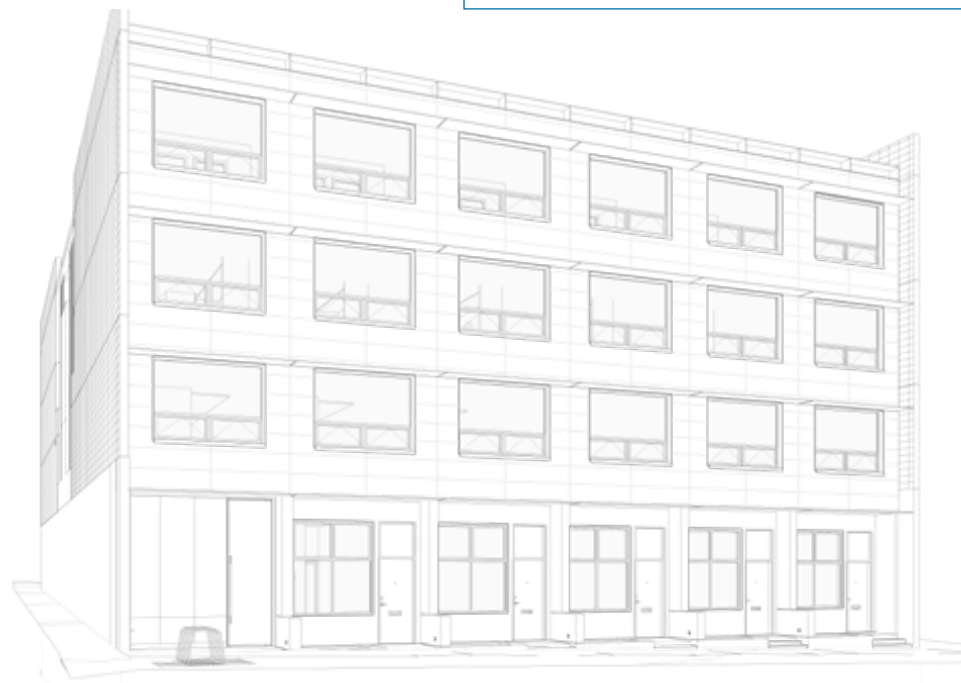
Civic Address	441 & 449 E Pender Street
Lot Size <sup>1</sup>	9,150 SF (Approx.)
PID	015-578-747, 015-578-763, 015-578-739
Legal Description	LT 23 & 24, 25 BLK 70 PL VAP196 DL 196 NWD
Zoning	RT-3 (Two Family Dwelling)
Property Tax	\$13,397.84 (2023 - Amalgamated)

**Asking Price** **\$3,950,000.00**

<sup>1</sup>All sizes are approximate and subject to verification.



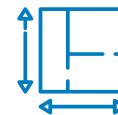
## PROPOSED 29 UNIT SECURED RENTAL PROJECT RENDERING



## THE OPPORTUNITY



4 blocks north of the new 800,000 SF Saint Paul's technology, research and medical campus.



Currently vacant and features approximately 75 feet of total frontage along East Pender Street and a depth of approximately 122 feet.



Vendor take back mortgage up to a **70% loan to value** negotiable.



Bonus **commission** of **\$100,000** for selling broker.



Exceptional opportunity for developers, investors and owner-occupiers alike.



Keystone Environmental Phase 1 Environmental Site Assessment dated July 2021 available.



Innovative architectural renderings available for a 29 unit secured rental project available for review



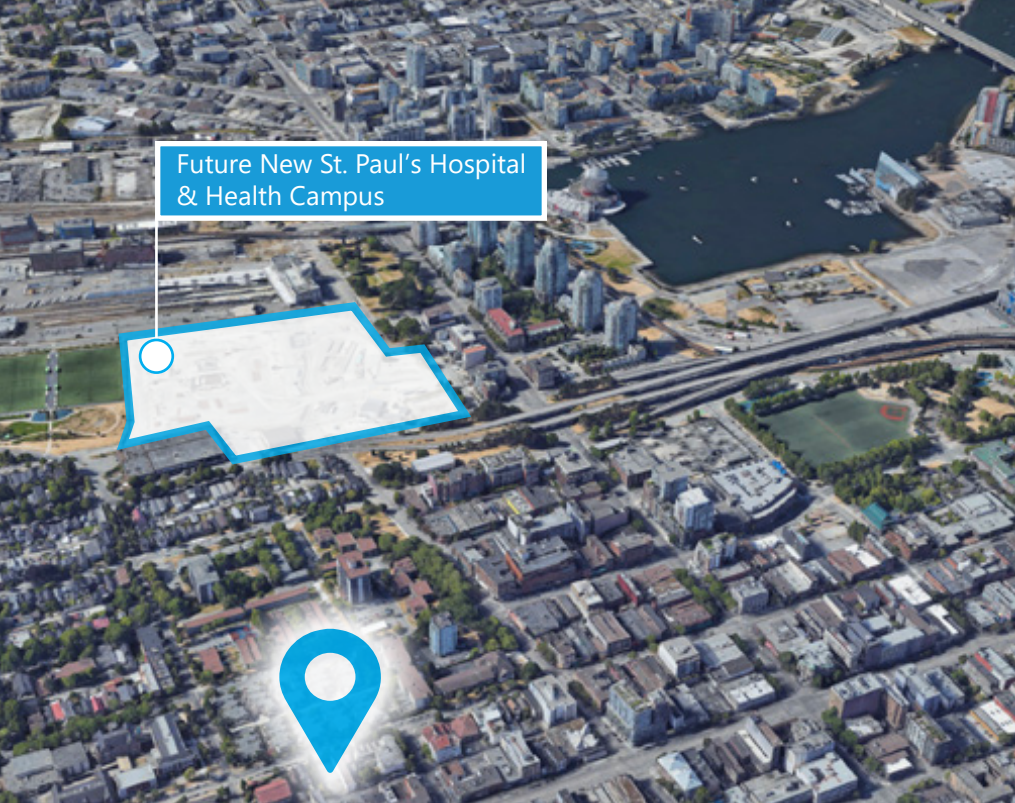
Amenity rich area, walking distance from Michelin rated restaurants Kissa Tanto and Barbara, and steps from Lord Strathcona Elementary School, Strathcona Community Centre and Strathcona Montessori Preschool

\*Architectural rendering only, development feasibility to be verified with the City of Vancouver

\*\*Architectural rendering have not been presented to the City of Vancouver, and all purchasers are to verify development potential

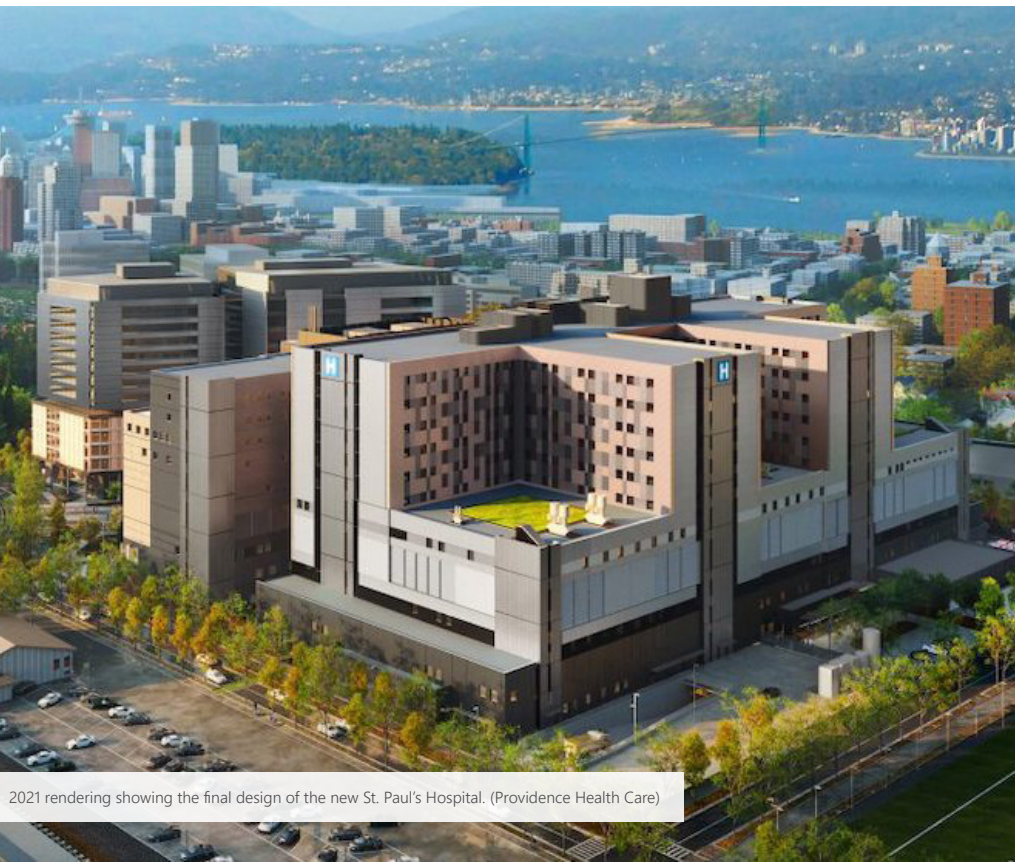
\*\*\*Full plans available upon request





# ST. PAUL'S HOSPITAL

Strategically situated blocks from the new St. Paul's Hospital and Health Campus Project. It's expected to have a significant impact on healthcare in Vancouver and beyond, offering cutting-edge medical services and attracting top medical talent to the area. This \$2 billion state-of-the-art hospital & campus project boasts 18.4 acres of land in the false creek neighbourhood and is expected to increase jobs from 8,000 to 30,000 over the next 30 years according to The City of Vancouver. In addition, the new St. Paul's Hospital will have a significant impact on the Vancouver economy through the development of new medical office and research space, retail and restaurant space, hotel space, and rental housing for healthcare workers. The development of these additional facilities will create new business opportunities, attract investment, and drive economic growth.



2021 rendering showing the final design of the new St. Paul's Hospital. (Providence Health Care)

## ACCESSIBILITY SCORE



### WALK SCORE | Walker's Paradise

Daily errands do not require a car.

92



### TRANSIT SCORE | Rider's Paradise

World-class public transportation.

97

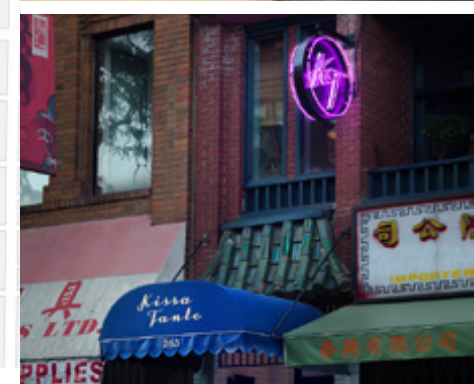
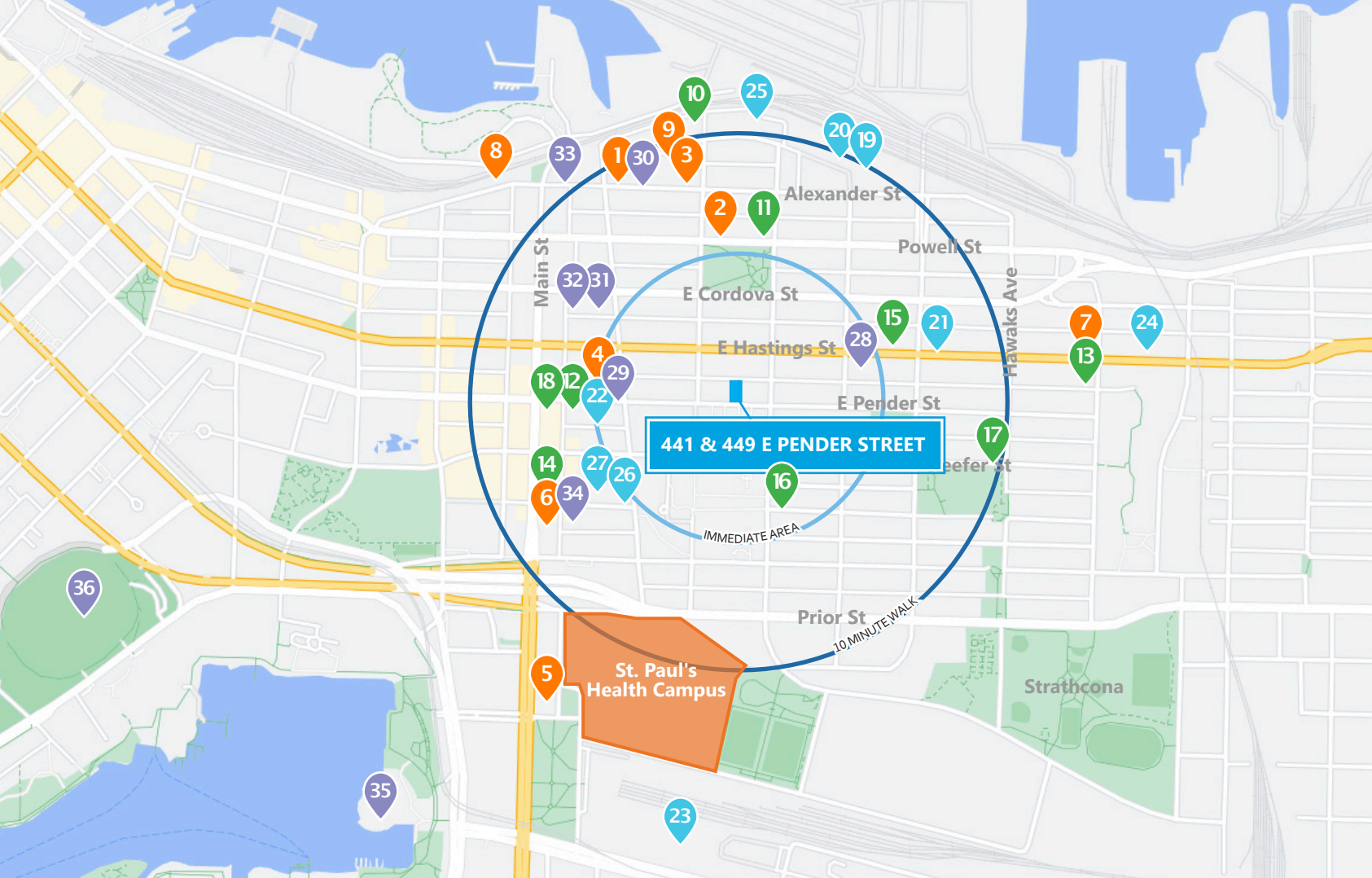


### BIKE SCORE | Biker's Paradise

Daily errands can be accomplished on a bike.

97





## RESTAURANTS/BREWERIES

1. Ask For Luigi
2. The Mackenzie Room
3. Belgard Kitchen
4. Kissa Tanto
5. Bodega on Main
6. Fiorino
7. Strathcona Beer Company
8. Alibi Room
9. Vancouver Urban Winery

## CAFÉS

10. Railtown Cafe
11. The Uncommon Cafe
12. Propaganda coffee
13. The Garden Strathcona
14. Matchstick Coffee Roasters
15. Coastal Eden Cafe
16. Finch's Market
17. Wilder Snail Neighborhood
18. Mello Donuts

## STORES & BUSINESSES

19. Aritzia Head Office
20. Herschel Supply Co. Head Office
21. Pure Design Inc.
22. Diaz Combat Sports
23. Raincity Athletics
24. Moonlight Natural Pet Store
25. Park & Fifth
26. Larry's Market
27. Myodetox

## CULTURE

28. Mónica Reyes Gallery
29. Or Gallery
30. Ice Box Gallery
31. Firehall Arts Centre
32. Vancouver Police Museum
33. The Ironworks
34. Access Gallery
35. Science World
36. BC Place

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