

PRICE REDUCED!

35 GORE AVENUE EXCEPTIONAL RAILTOWN INVESTMENT OPPORTUNITY

FOR SALE

ROBERT THAM

604.609.0882 Ext. 223

robert@corbelcommercial.com

MARC SAUL PREC

604.609.0882 Ext. 222

marc@corbelcommercial.com

INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

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.

 **corbel**
COMMERCIAL REAL ESTATE SERVICES

RAILTOWN



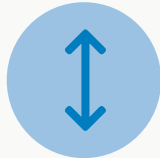
THE OPPORTUNITY

35 Gore Avenue is situated in the Edge Development, a large-scale mixed-use development that features creative and inspirational spaces for living and working. The subject property is strategically and conveniently located in the exemplary Railtown District. The area is a creative enclave which has quickly emerged as one of Vancouver's leading design districts. With several of the city's most renowned homegrown businesses such as Aritzia and Herschel Supply Co. based in the area, Railtown has become a thriving home to a number of Vancouver's creative entrepreneurs. The district has also seen the concentration of some of Vancouver's top dining destinations, including Ask For Luigi, Vancouver Urban Winery, Belgard Kitchen, and Railtown Café. Additionally, the area houses several established trade-focused interior design firms including Dossier, Bloom Furniture Studio, and BOCCI, among others. With character light industrial buildings and several commercial developments slated for the immediate future, Railtown is a strategic location just east of Gastown and minutes to the Downtown core.

THE FEATURES



Exceptional ground level investment opportunity with Prominent entryway on Gore Avenue



Exceptional ceiling heights and exposed concrete floors



Grade level loading bay with dedicated parking at the rear plus one additional underground parking stall



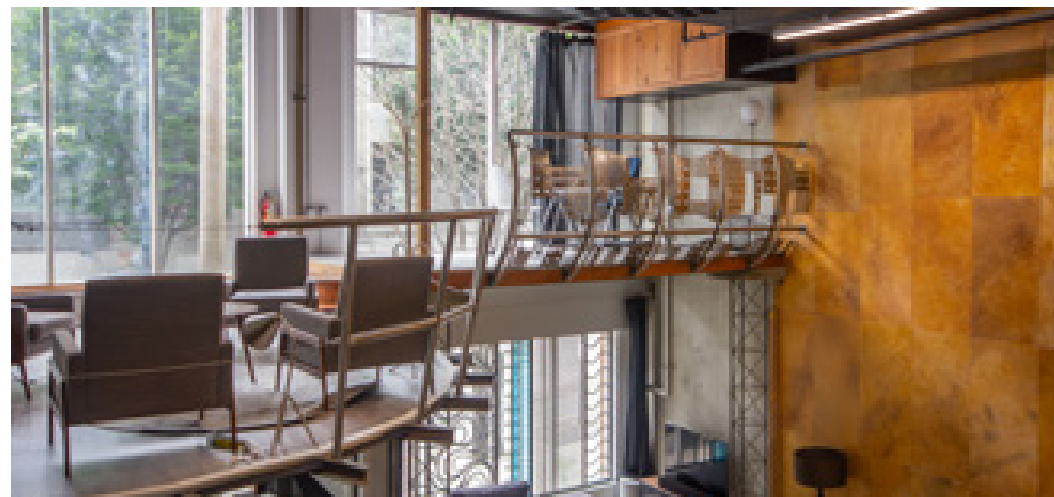
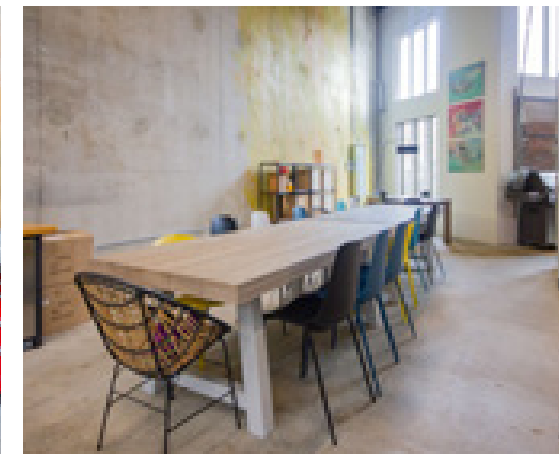
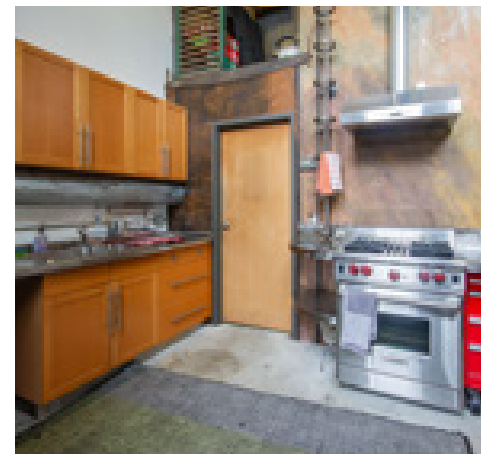
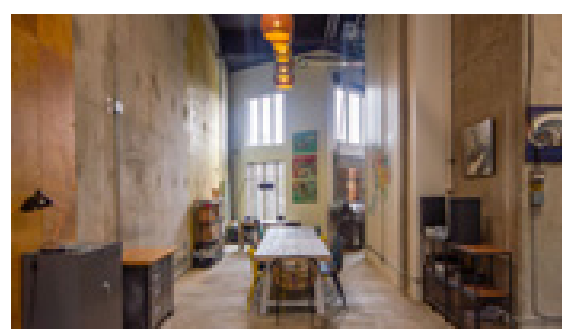
Access to unique shared amenities including a communal rooftop garden, fitness room, recording studio, darkroom, and woodworking, metal, paint, and ceramics workshops



Prime location just minutes from Vancouver's Central Business district, Gastown, and Chinatown



A nicely improved washroom, shower, and kitchenette



SALIENT FACTS & FLOOR PLAN

Civic Address

35 Gore Avenue, Vancouver BC

Strata Lot Size¹

1,522 SF + Mezzanine² (Approx.)

Zoning

CD-1 (361) Comprehensive Development

Strata Fee

\$617.40/month

PID

024-404-829

Property Tax

\$3,569.07 (2023)

Legal Description

STRATA LT 154, PL LMS3818, DL 196, GP 1, NWLD, & DL 4281

Asking Price

~~\$1,398,000.00~~ **\$1,249,000.00**

¹All sizes are approximate and subject to verification

²The mezzanine is non-conforming and the property is being sold as is where is.

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

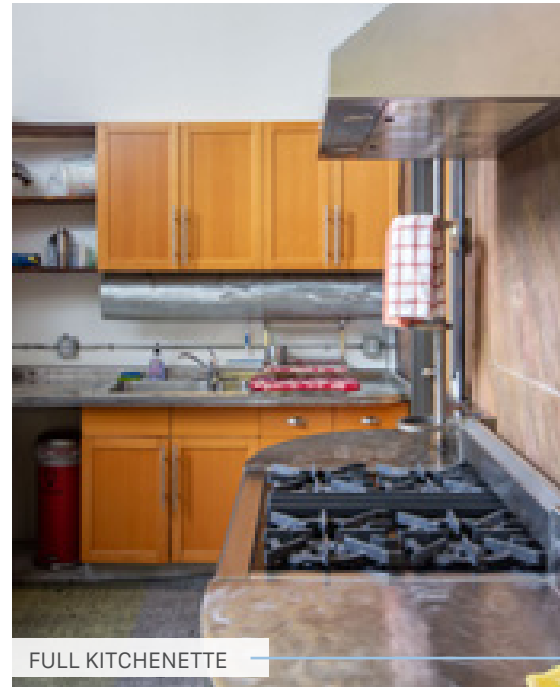
*Approved occupancy with the City of Vancouver is residential unit with an artist studio – class B. Purchaser is responsible for obtaining all necessary municipal approvals and licenses for their occupancy.



■ STRATA UNIT
■ PARKING SPOT

360°
VIRTUAL TOUR

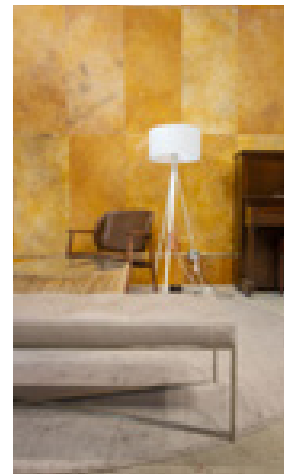
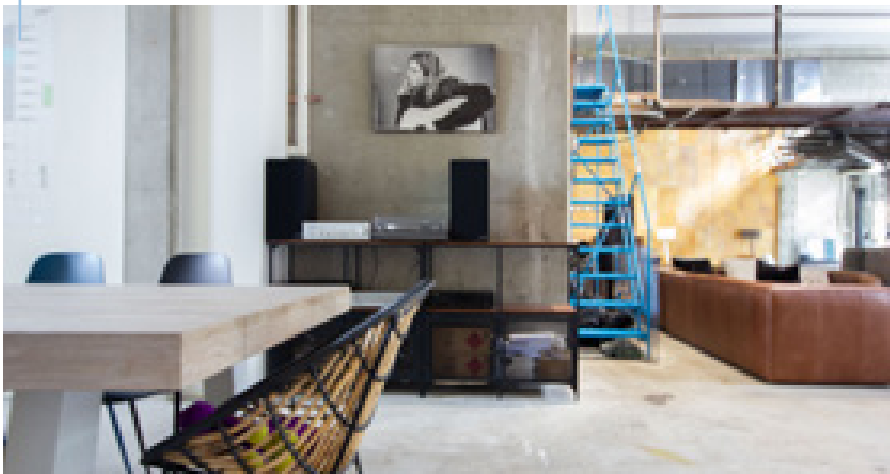
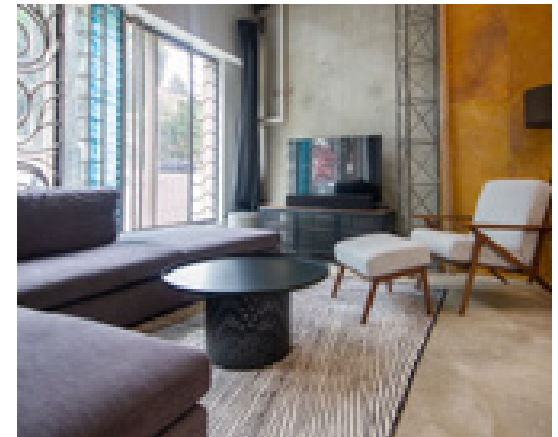
HIGH CEILINGS



FULL KITCHENETTE

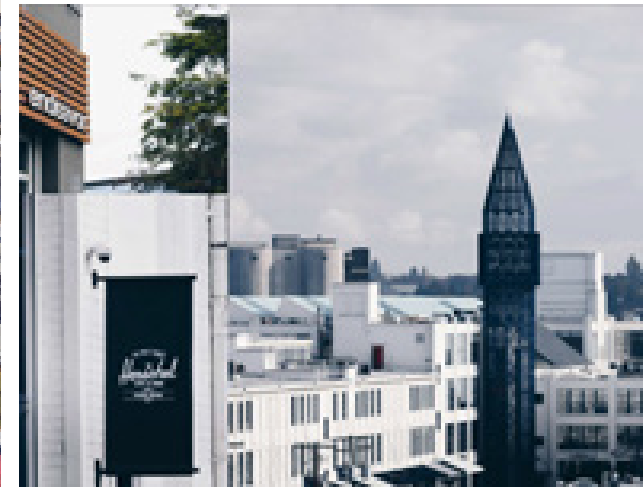


UPPER LOFT*



REAR PARKING & LOADING AREA

*The mezzanine is non-conforming and the property is being sold as is where is.



DINING

1. Ask For Luigi
2. The Mackenzie Room
3. Belgard Kitchen
4. Railtown Café
5. Alibi Room
6. Harken Coffee
7. Postmark Brewing
8. The Uncommon Cafe
9. Vancouver Urban Winery

DESIGN

10. Form3 Design Inc.
11. Goosen Design Inc.
12. Park & Fifth
13. Octopus Studios
14. Goldtooth
15. Letterbox Design
16. Hinterland Design
17. Bocci
18. Peak Apparel

BUSINESSES

19. The Sequence Group
20. SKYLAB INC.
21. Omer Arbel Office
22. Inform Contract
23. Monstercat
24. KEY Marketing
25. Domain7 Solutions
26. Bensen Manufacturing
27. Spot Solutions

WALK
SCORE



TRANSIT
SCORE



BIKE
SCORE



ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

 **corbel**
COMMERCIAL REAL ESTATE SERVICES

INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

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.