

FOR SALE

1033 GRANVILLE STREET

EXCEPTIONAL DOWNTOWN INVESTMENT OPPORTUNITY

PRICE REDUCED!



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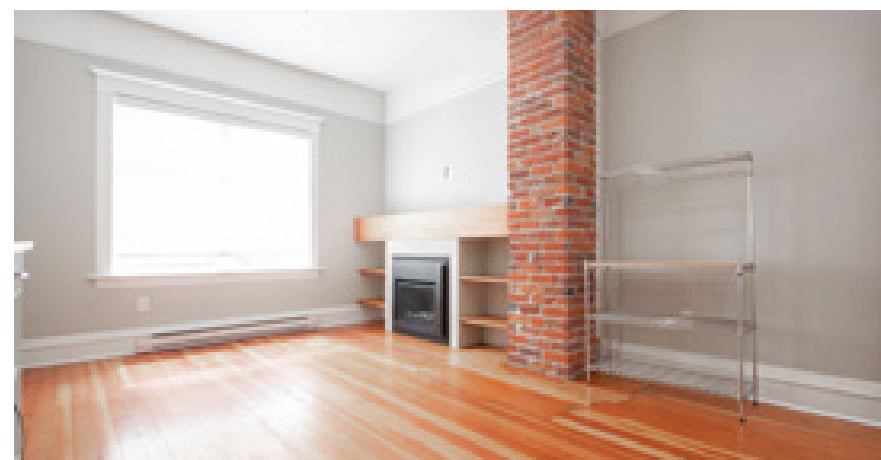
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THE OPPORTUNITY

Corbel Commercial is pleased to present an exceptional opportunity to acquire a free standing 3-storey, mixed use asset located at 1033 - 1039 Granville Street in Downtown Vancouver.

The subject property is comprised of 3 Commercial Restaurant/Retail units on the main floor* that are fully leased and 8 massive, 3-bedroom, fully refurbished character residential units* on floors 2 and 3. The building has undergone a substantial renovation to include new glass retail storefronts, upgraded building systems, commercial grade venting systems for commercial kitchens, and fully restored character residential market rental units above. Centrally located in the heart of the Granville Entertainment District known for its vast assortment of bars, dance clubs, restaurants, shops, and vibrant nightlife - this is an excellent income generating investment with potential redevelopment opportunities in the future.

*Approved occupancy with the City of Vancouver is restaurant for units 1033 & 1037, residential for unit 1035 (4 dwelling units on the second storey, 4 dwelling units on the third storey), and retail (limited service food establishment) for unit 1039. Purchaser is responsible for obtaining all necessary municipal approvals and licenses for their occupancy.



SALIENT FACTS

Civic Address

1033 Granville Street, Vancouver BC

Lot Size¹

6,000 SF (Approx.)

Site Dimensions¹

50ft x 120ft (Approx.)

Property Tax

\$86,738.40 (2023)

Total Rentable Area^{1,2}

14,196 SF (Approx.)

Zoning

DD (Comprehensive Development)

Existing Net Income

\$632,074.66 | 4.88% Cap Rate

PID

015-497-151, 015-497-160

Projected Net Income

\$699,421.06 | 5.4% Cap Rate

Legal Description

LT 31, BLK 82, PL VAP210, DL 541, NWLD

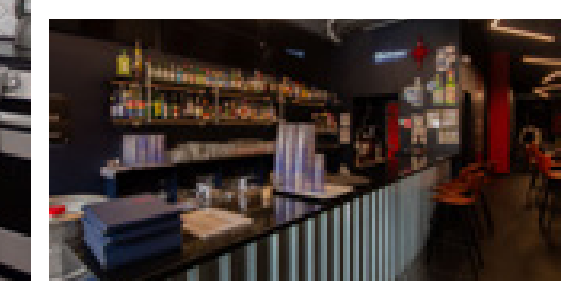
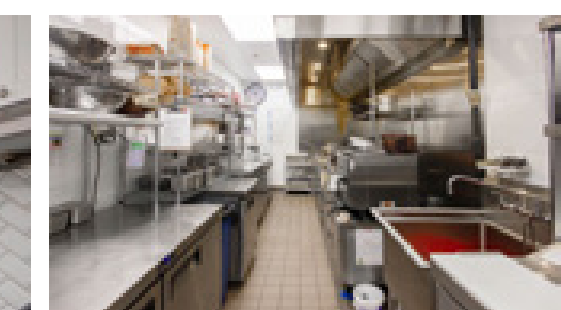
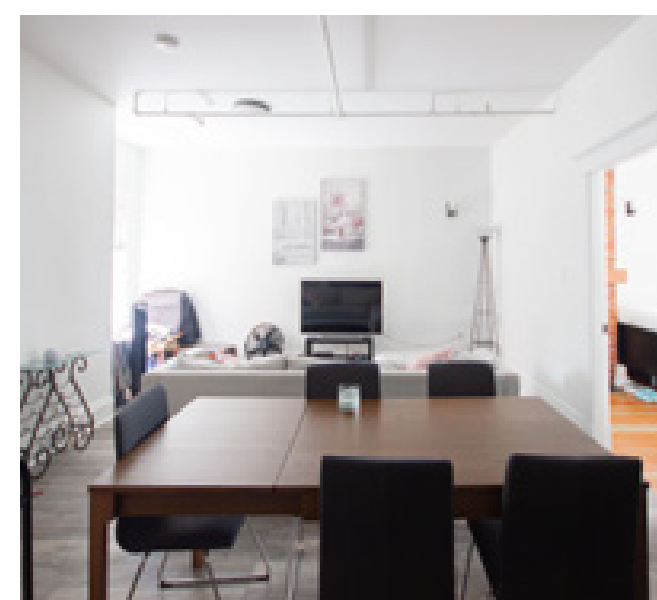
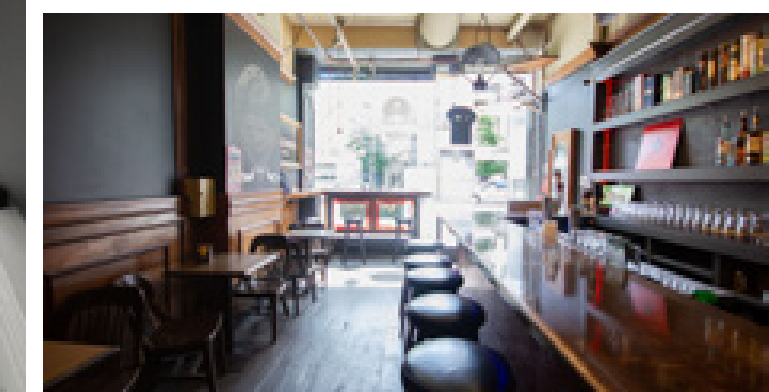
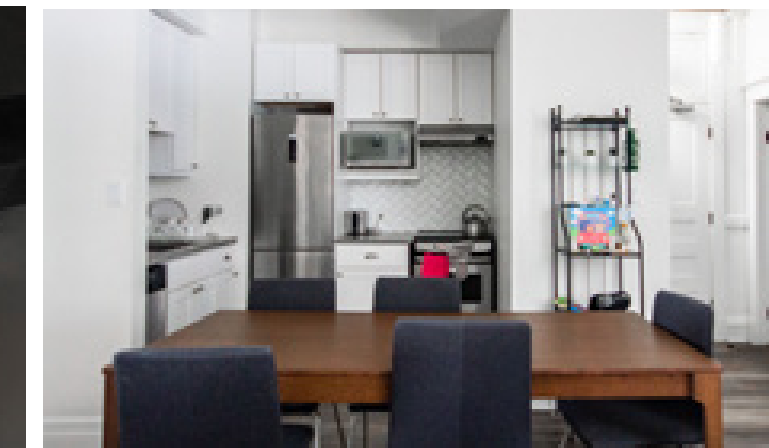
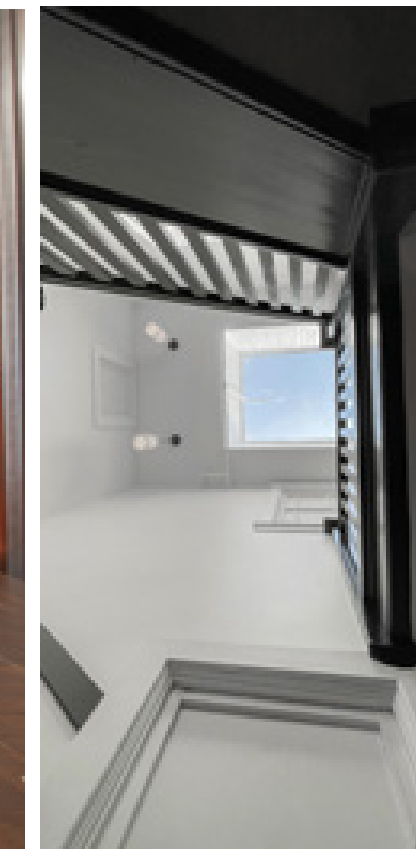
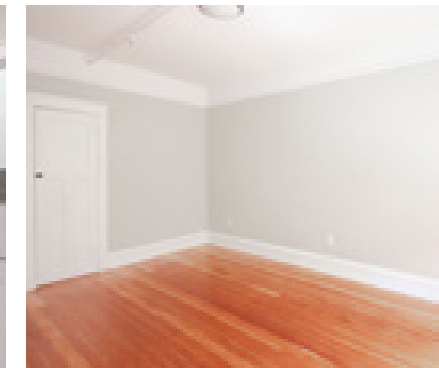
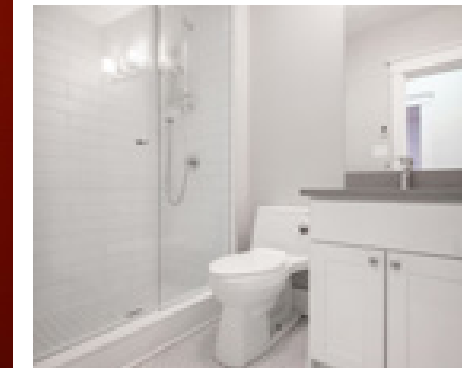
Assumable Debt

\$5.8M (Approx.) at 2.78% maturing December 2025

Sale Price

~~\$13,549,000.00~~ **\$12,949,000.00**

¹All sizes are approximate and subject to verification
²Size to be verified by prospective purchasers



PROPERTY HIGHLIGHTS



ICONIC & STRATEGIC LOCATION

Centrally located in the heart of the vibrant Granville Entertainment District with easy access to the Downtown Core, West End, Yaletown, Kitsilano and the Broadway Corridor.



LIFESTYLE NODE

The area is known for its wide variety of bars, restaurants, shops, and nightlife including The Roxy, Aura Nightclub, Cold Tea, The Commodore Ballroom, Mine & Yours, Oak + Fort, Urban Outfitters, and more.



EXCEPTIONAL MARKET

Exceptional rental growth over the past 5 years. Growing demographic base with disposable income.



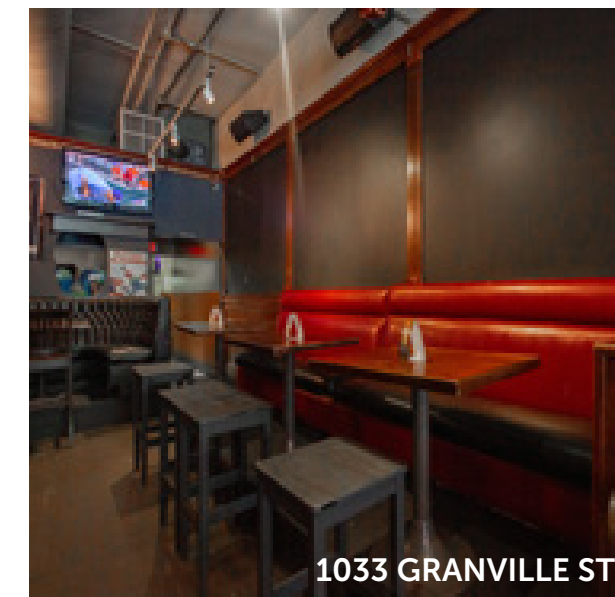
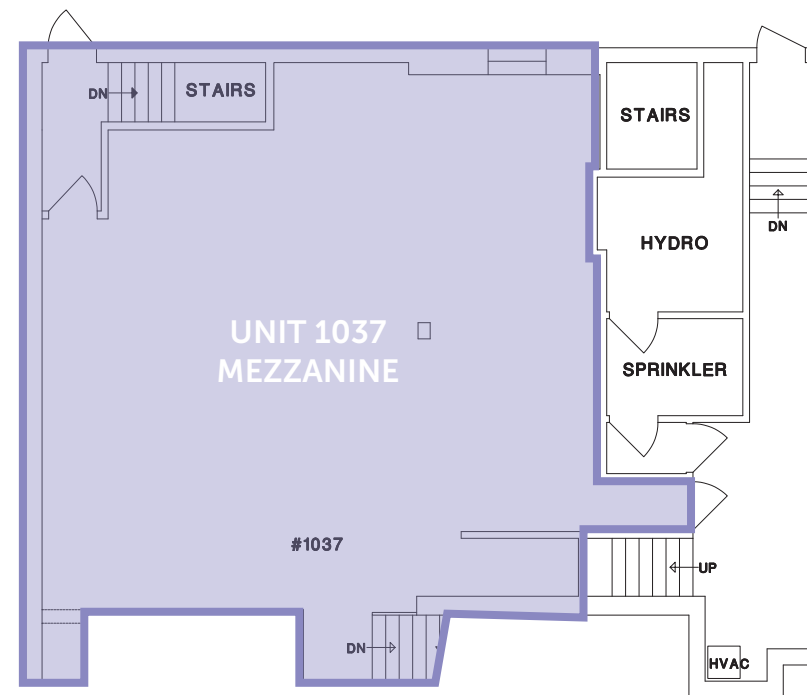
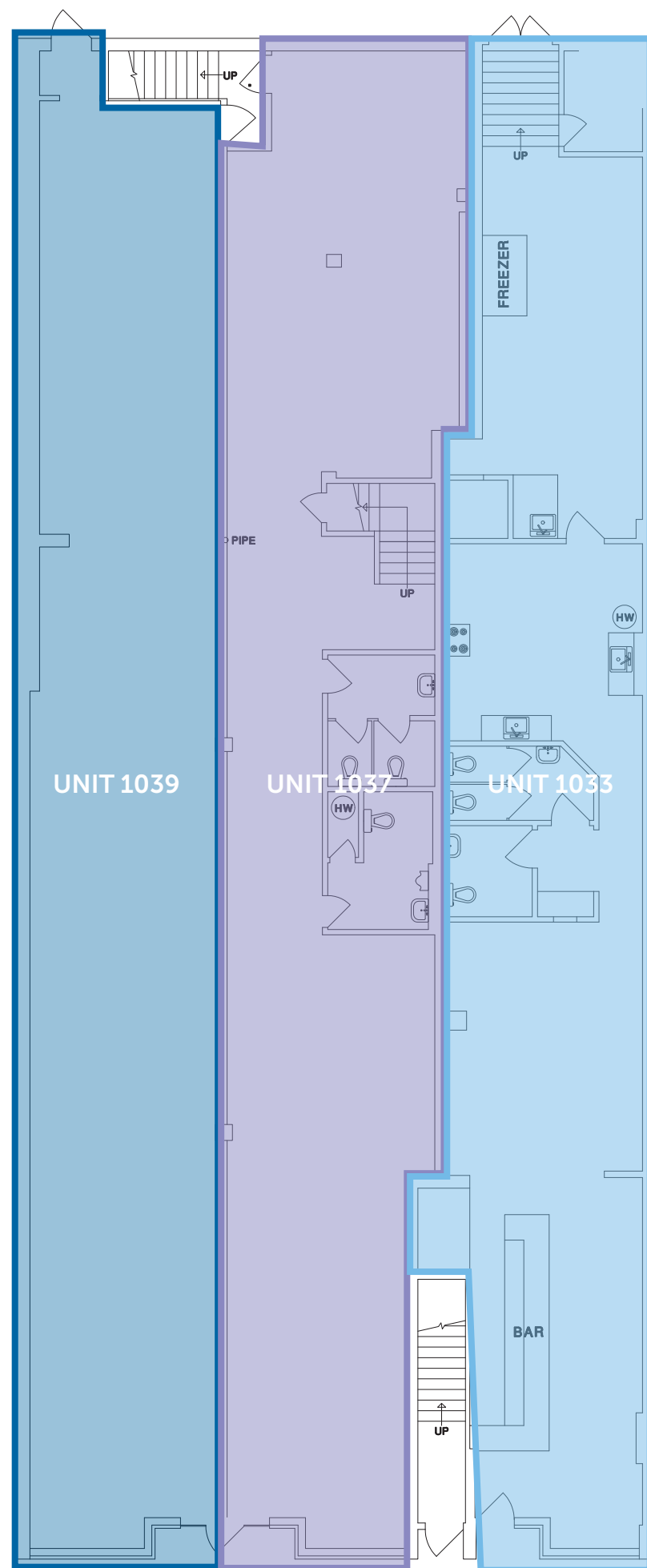
OWN YOUR OWN BUILDING

Outright investment or owner/occupier opportunity.

FLOOR PLANS

MAIN FLOOR^{1,2}

1039 Granville St:	1,898 SF
1037 Granville St. (Plus Mezz):	2,010 SF + 1,292 SF
1033 Granville St:	1,869 SF
Total Rentable Area:	7,069 SF (Approx.)

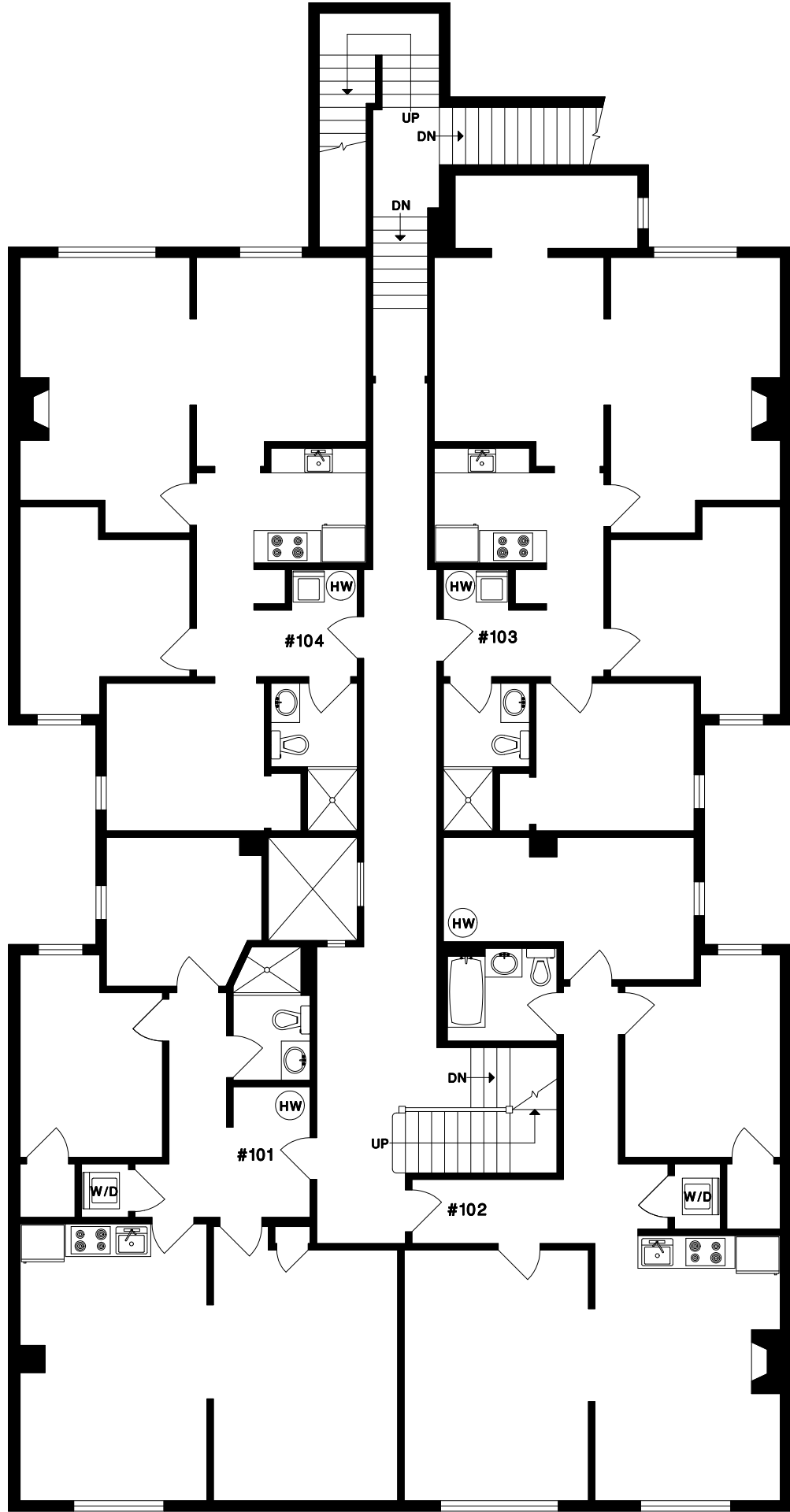
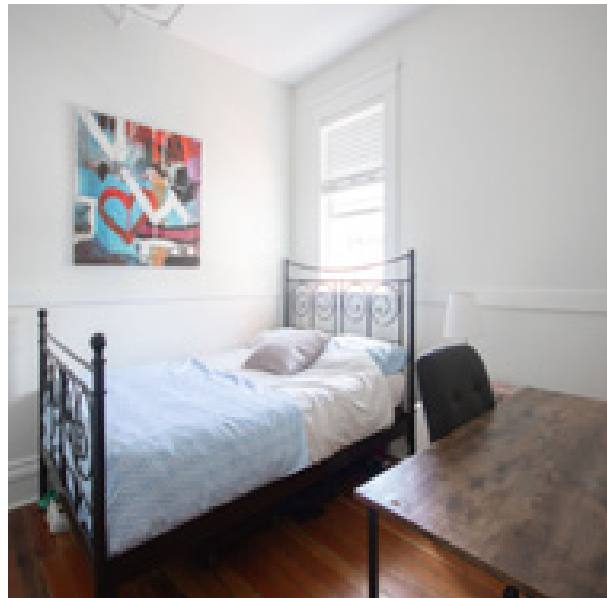


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²Floor plans are not 100% accurate and are subject to verification.

FLOOR PLANS

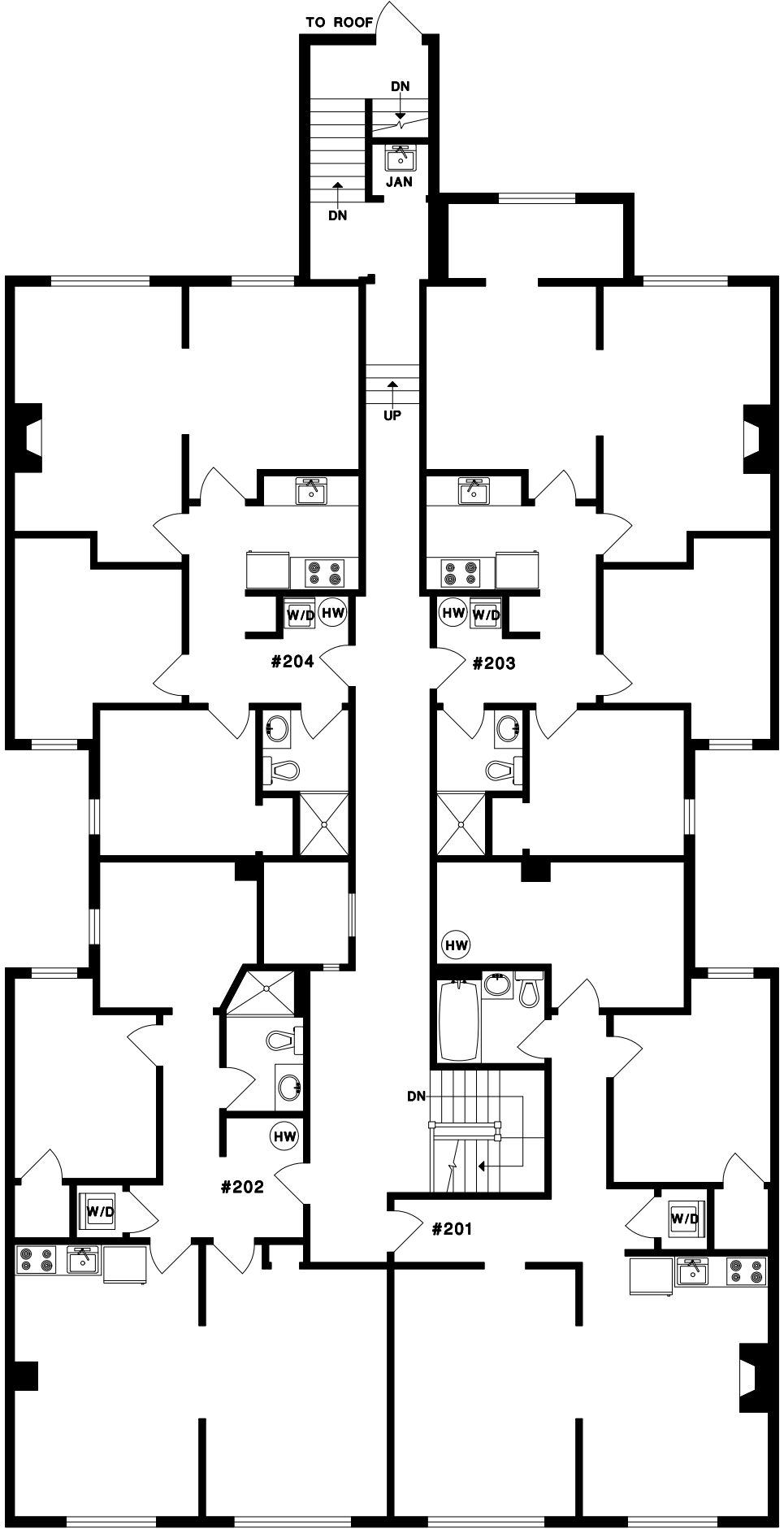
2ND FLOOR^{1,2}

- Unit 101: 924 SF | 3 bedrooms
- Unit 102: 924 SF | 3 bedrooms
- Unit 103: 891 SF | 3 bedrooms
- Unit 104: 822 SF | 3 bedrooms



3RD FLOOR^{1,2}

- Unit 201: 929 SF | 3 bedrooms
- Unit 202: 920 SF | 3 bedrooms
- Unit 203: 893 SF | 3 bedrooms
- Unit 204: 824 SF | 3 bedrooms



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717 DAVIE STREET



*Artistic rendering of the hotel tower proposal at 717 Davie Street via Musson Cattell Mackey Partnership/Deecorp

PROPOSED & UPCOMING DEVELOPMENTS

The planned landmark, 800 Granville Street project by Bonnis Properties features 16-storays consisting of 420,000 sq ft of office space within the upper levels, 103,000 sq ft of retail and restaurant space in the first three floors, and 90,000 sq ft of new and retained cultural and entertainment spaces is located 2 blocks north of 1033 - 1039 Granville Street.

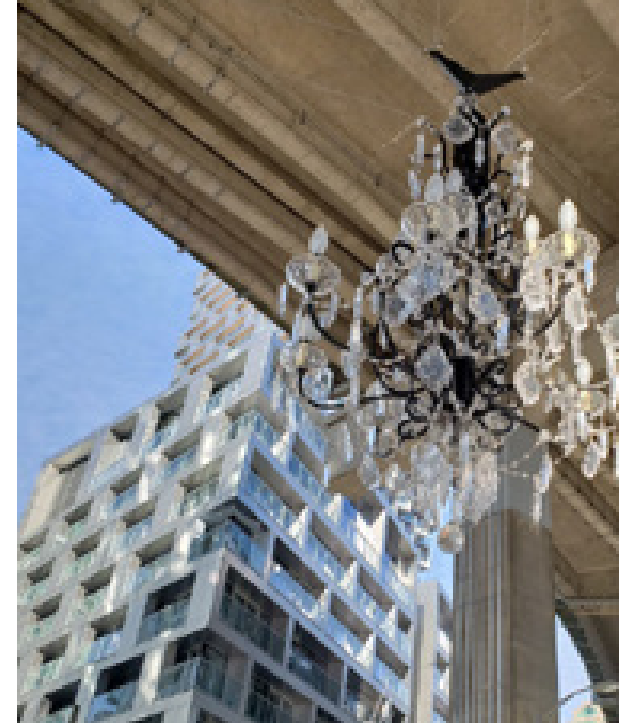
Furthermore, the 35-storey proposed hotel tower at 717 Davie Street by Deecorp is amongst the largest new hotel proposals within Downtown Vancouver boasting approximately 404,000 sq ft of floor area and accommodating over 460 rooms. This development will help catalyze the tourism industry.

This strategically positions 1033 - 1039 Granville Street in an already established, yet continually evolving downtown area with a high volume of pedestrian traffic.



800 GRANVILLE STREET

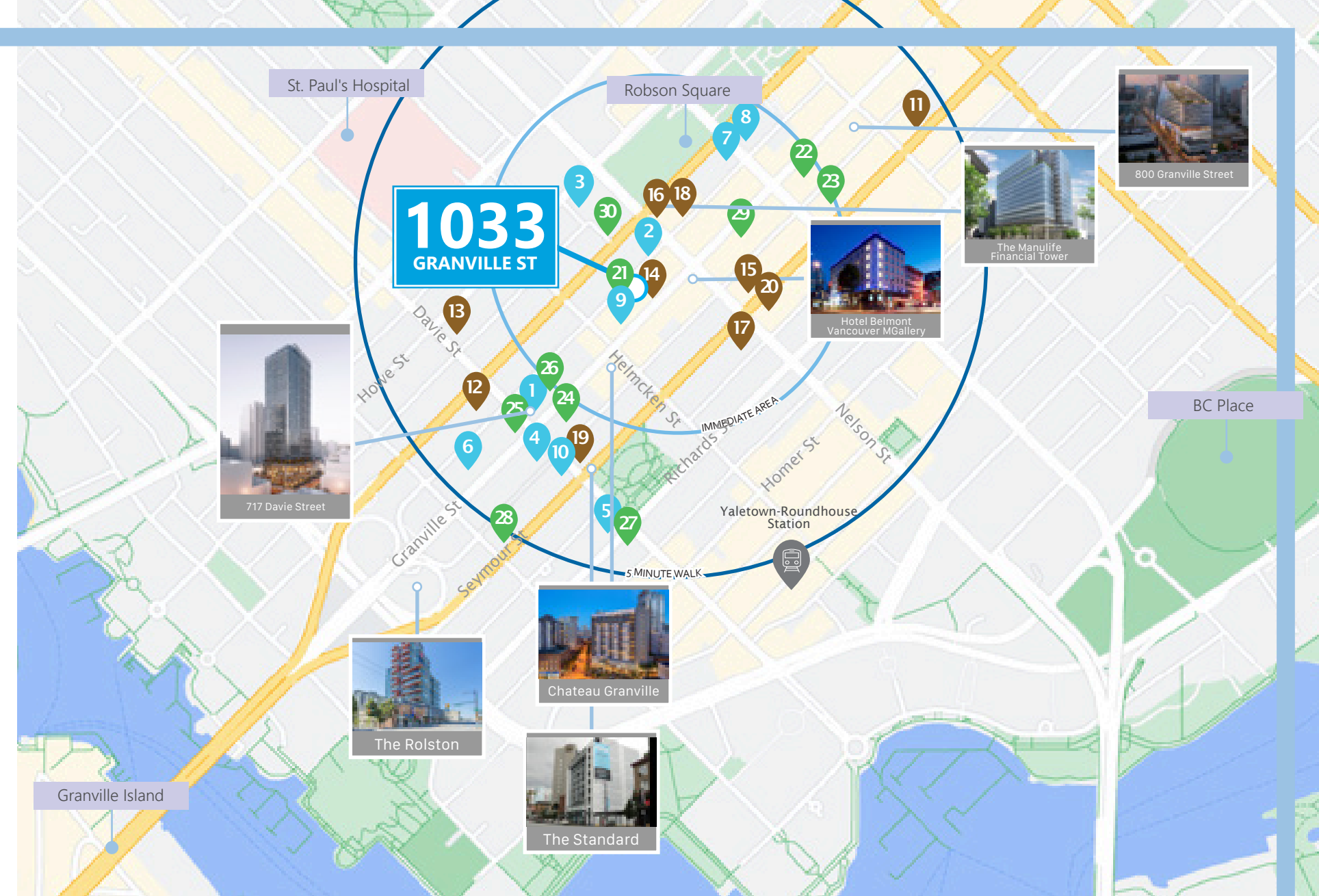
*Artistic rendering of 800 Granville Street via Perkins&Will/Bonnis Properties



LOCATION

Granville Entertainment District is nestled in the heart of downtown Vancouver, connecting you to other iconic streets in Vancouver including Georgia, Robson, and Davie Street. Along its vibrant path, you'll discover a tapestry of notable landmarks, including the Vogue and Orpheum theaters, renowned for their captivating performances. The district is also famous for its wide variety of bars, restaurants, shops, and nightlife, with popular destinations like The Roxy, Aura Nightclub, The Vogue Theatre, and The Commodore Ballroom.

Numerous expansive residential and commercial projects, as well as hotels, can be found in close proximity to the subject property. These include The Rolston by Rize Alliance, The Standard by BlueSky, The Manulife Financial Tower, Hotel Belmont MGallery, and Chateau Granville. Furthermore, the planned iconic development at 800 Granville Street by Bonnis Properties and the 35-story hotel tower at 717 Davie Street by Deecorp are situated just a short distance from 1033 - 1039 Granville Street. These strategic placements position this asset in an already well-established yet continuously evolving downtown area with a high volume of pedestrian traffic.



SURROUNDING AMENITIES

DINING & COCKTAILS

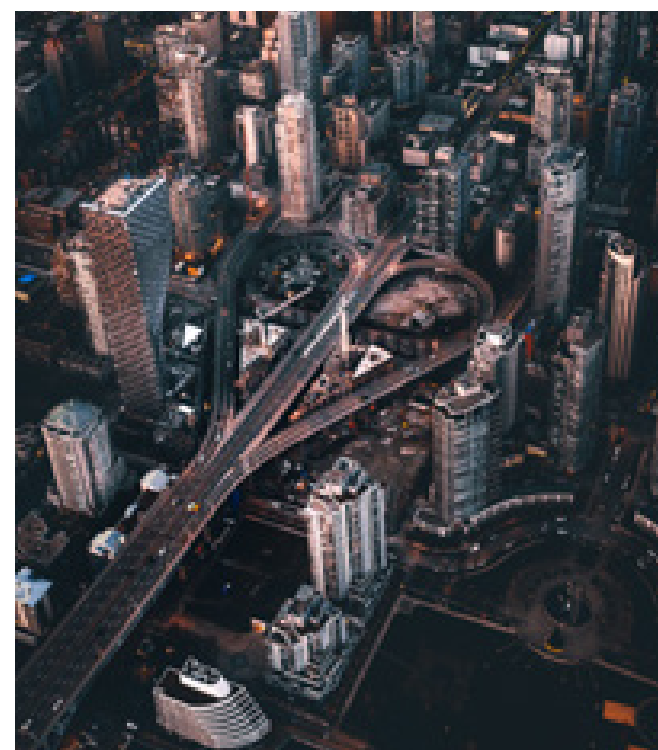
1. Cold Tea Restaurant
2. Sushi Jin
3. Gyu-Kaku Japanese BBQ
4. Kinkura Sushi + Sake
5. Nuba
6. HASHIGO - SAKE DINING
7. Big Way Hot Pot
8. Tendon Kohaku
9. The Mexican Antojitos y Cantina
10. Manoush'eh

COFFEE + CASUAL FARE

11. Blenz Coffee
12. Body Energy Club
13. Breka Bakery & Café
14. bbq Chicken & Pub
15. Heirs Pears
16. Burger Crush
17. Nero waffles
18. Pallet Coffee Roasters
19. Perfecto Cafe & Gelato
20. Starbucks

AMENITIES, SHOPPING, & ENTERTAINMENT

21. 8th & Main
22. Commodore Ballroom
23. The Orpheum
24. Aura Nightclub
25. Twelve West
26. Cabana Lounge
27. Choices Markets
28. Shoppers Drug Mart
29. Vogue Theatre
30. Mine & Yours





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