

FOR SALE | 23 E PENDER STREET

MING WO BUILDING

ICONIC CHINATOWN HERITAGE BUILDING OPPORTUNITY





the opportunity.

An icon by all definitions, The Ming Wo Building at 23 E Pender Street is a landmark property rich in history and character. Built in 1913 and designed by W.H. Chow, the four-story plus lower-level building exemplifies the distinct Chinatown architectural style and sits at the heart of one of Vancouver's most culturally significant neighborhoods.

Strategically positioned across from the Dr. Sun Yat-Sen Garden and Chinese Cultural Centre, the building also shares its block with the historic Wing Sang Building, now home to the first Chinese Canadian Museum in Canada - reinforcing its place in Chinatown's vibrant streetscape.

The property was fully renovated in 2020, and features an exceptional retail space with soaring ceilings, a charming storefront, and a mezzanine level. The lower level, accessible via two internal staircases, serves as additional storage. The second and third floors, boast heritage flooring, exposed brick, and abundant natural light, with the second floor offering a rare outdoor terrace, with expansive views of the False Creek Skyline.

With its timeless character and redevelopment potential, this is an exceptional opportunity for an owner-user, investor, or developer looking to acquire and restore a piece of Vancouver's heritage in the heart of Chinatown.



ICONIC HERITAGE BUILDING.



Note: Featured photos are architectural renderings only

property details.

Civic Address	23 E Pender Street, Vancouver, BC
Lot Size*	3,045.10 SF (Approx. As per tax report)
Rentable Area*	Lower Level: 2,675.60 SF Main Level: 2,880.40 SF Mezzanine: 2,814.30 SF Second Level: 2,604.90 SF Third Level: 2,837.60 SF Total: 13,812.80 SF (Approx.)
Gross Area*	14,626.10 SF (Approx.)
Tenure	Please contact agent
PID	015-669-840
Legal Description	LT 31, BLK 13, PL VAP184, DL 196, GP 1, NWLD
Zoning	HA-1A (Chinatown Historic Area)
Property Tax	\$38,495.70 (2024)
Asking Price	\$3,799,000.00

*All sizes are approximate and subject to verification

property highlights.



EXCEPTIONAL OPPORTUNITY

Own a piece of Vancouver’s history with this character-rich property offering significant redevelopment potential. A rare chance for an owner-user, investor, or developer to restore and revitalize a landmark in the heart of Chinatown.



ST. PAUL’S HOSPITAL & HEALTH CAMPUS

Located just blocks from the new St. Paul’s Hospital and Health Campus, a \$2 billion, 18.4-acre project set to transform Vancouver’s healthcare landscape. Expected to create 30,000 jobs over the next 30 years, the development will drive demand for medical offices, research space, retail, hospitality, and housing for healthcare workers, creating new business opportunities, attracting investment, and fueling economic growth in the area.



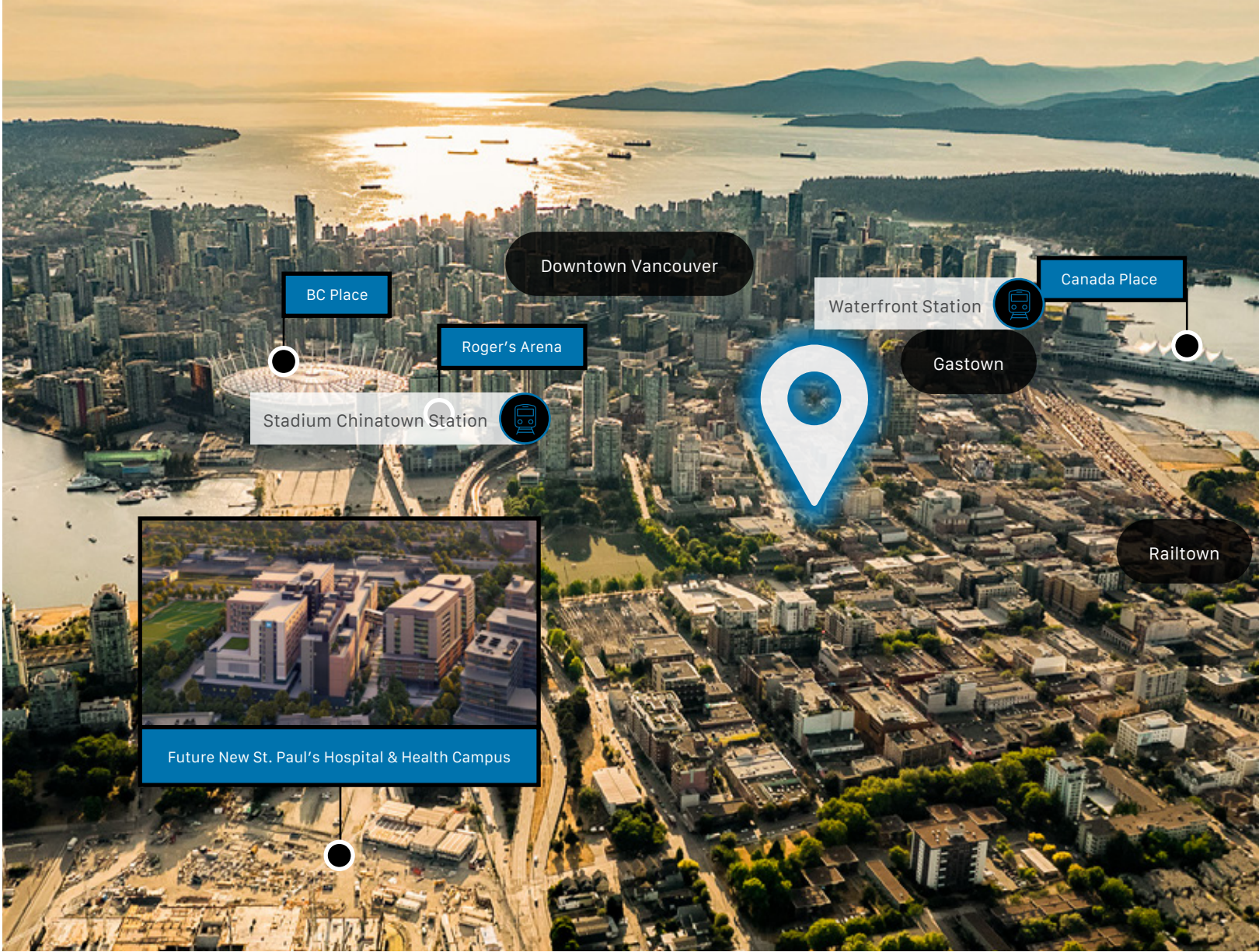
HERITIAGE DESIGNATION

- A - Primary Significance: Represents the best examples of a style or type of building; may be associated with a person or even of significance.
- M - Buildings or sites protected by a legal heritage designation by the City of Vancouver.



HIGH-CAPACITY UPGRADED ELECTRICAL SERVICE

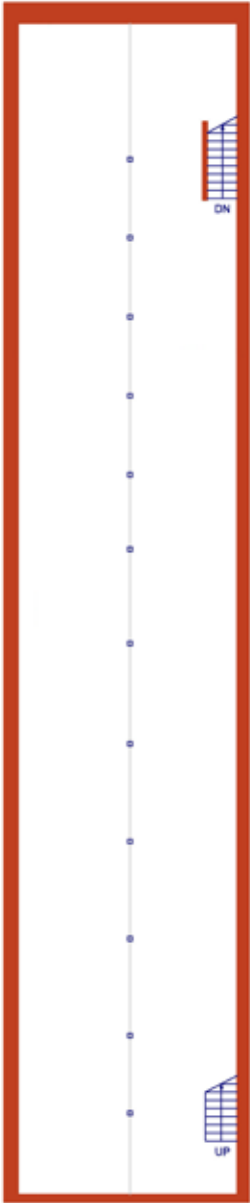
Fully upgraded electrical service in place, featuring a 400Amp, 120/208V service to 200A 347/600V, with a 112.5 kVA transformer.



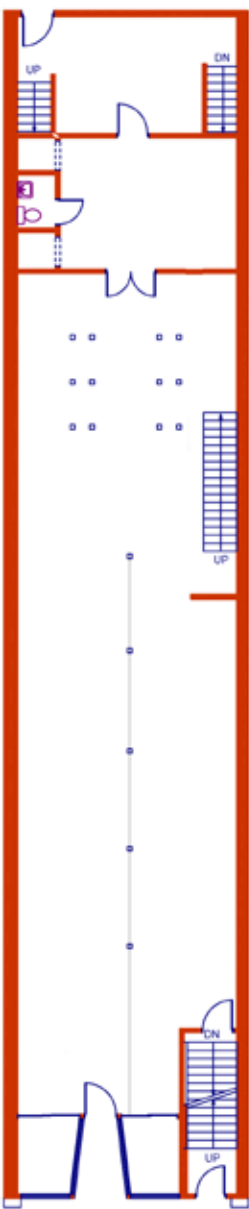
floor plans.



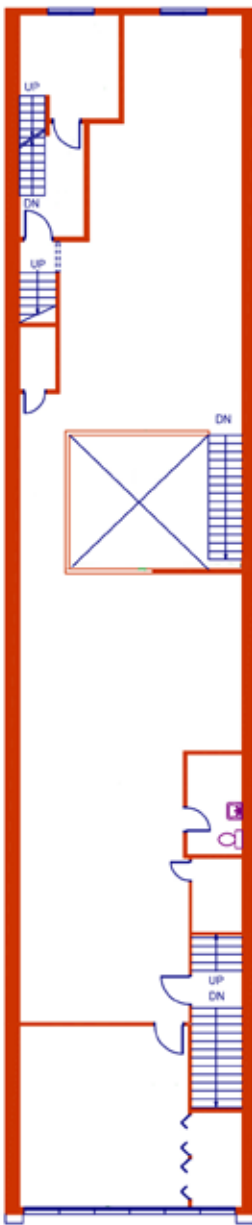
LOWER LEVEL



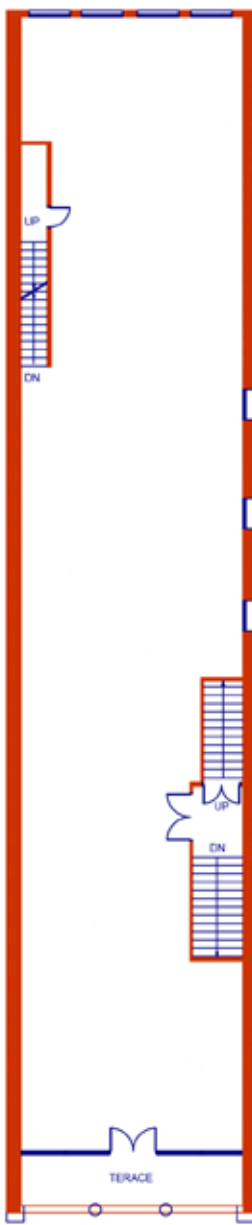
MAIN LEVEL



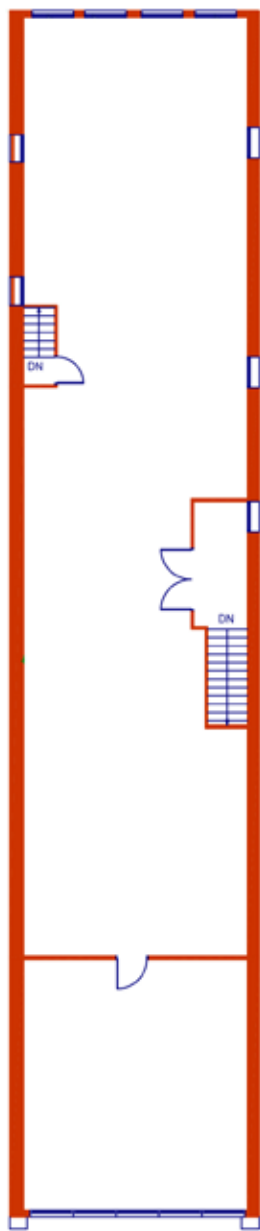
MEZZANINE



SECOND LEVEL



THIRD LEVEL

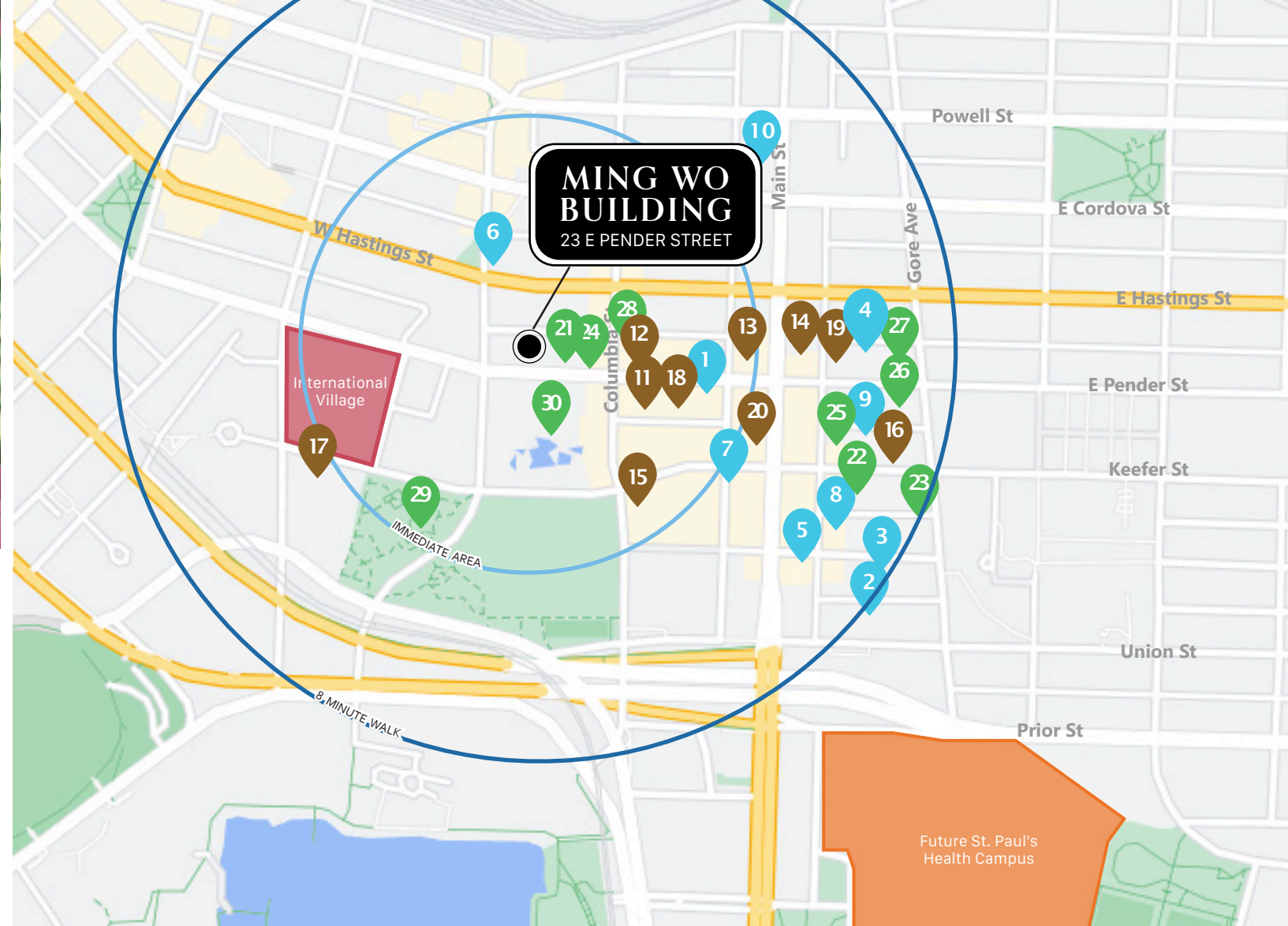


*Floor plans may not be 100% accurate and are subject to verification.



location.

Chinatown, one of Vancouver's most exciting neighbourhoods - rich in history and filled with new and trendy places to live, work, and play. The Chinatown district is home to a stunning variety of boutique retailers, award-winning restaurants, and popular cafés and bakeries. Located on Keefer Street between Main and Gore, the Sparrow Project is steps away from several notable eateries including Bao Bei, Sai Woo, Kissa Tanto, Barbara, Propaganda Coffee, Phnom Penh and many others. At large, Chinatown has been growing rapidly over the years, with a surge of mixed-use developments, investment in the revitalization of heritage buildings and with the inflow of entrepreneurs and restaurateurs bringing their creativity and passion into the neighbourhood. The Sparrow Project is strategically situated in very close proximity to \$2.2 billion St. Paul's Hospital and Health Campus which will trigger a strong influx of employment and development in the immediate area for many years to come. With the proposed future St. Paul's Hospital located just blocks to the south and several boutique developments slated for the coming years, this unique opportunity is strategically located in one of Vancouver's most dynamic neighborhoods.



nearby businesses.

DINING + COCKTAILS

1. Kosoo Pocha at Sai Woo
2. Harvest
3. Phnom Penh
4. Kissa Tanto
5. Fiorino
6. PiDGiN
7. Juke Fried Chicken
8. Fat Mao Noodles
9. Laowai
10. Saan Saan Cafe

COFFEE + CASUAL FARE

11. Chinatown BBQ
12. Between 2 Buns Burgers
13. Pizza Coming Soon
14. Propaganda Coffee
15. Annabelle's
16. Sun Fresh Bakery
17. Lee Bros Winery
18. New Town Bakery & Restaurant
19. Mello
20. Virtuous Pie

SHOPPING & SERVICES

21. Chinese Canadian Museum
22. Eastside Boxing Club
23. Myodetox
24. Baldylox Vintage
25. Naturally Urban
26. Diaz Combat Sports
27. Team Hybridtraining
28. Visitor Goods
29. Andy Livingstone
30. Dr. Sun Yat-Sen Classical Chinese Garden



WALK SCORE

Very Walkable

Most errands can be accomplished on foot



TRANSIT SCORE

Excellent Transit

Transit is convenient for most trips

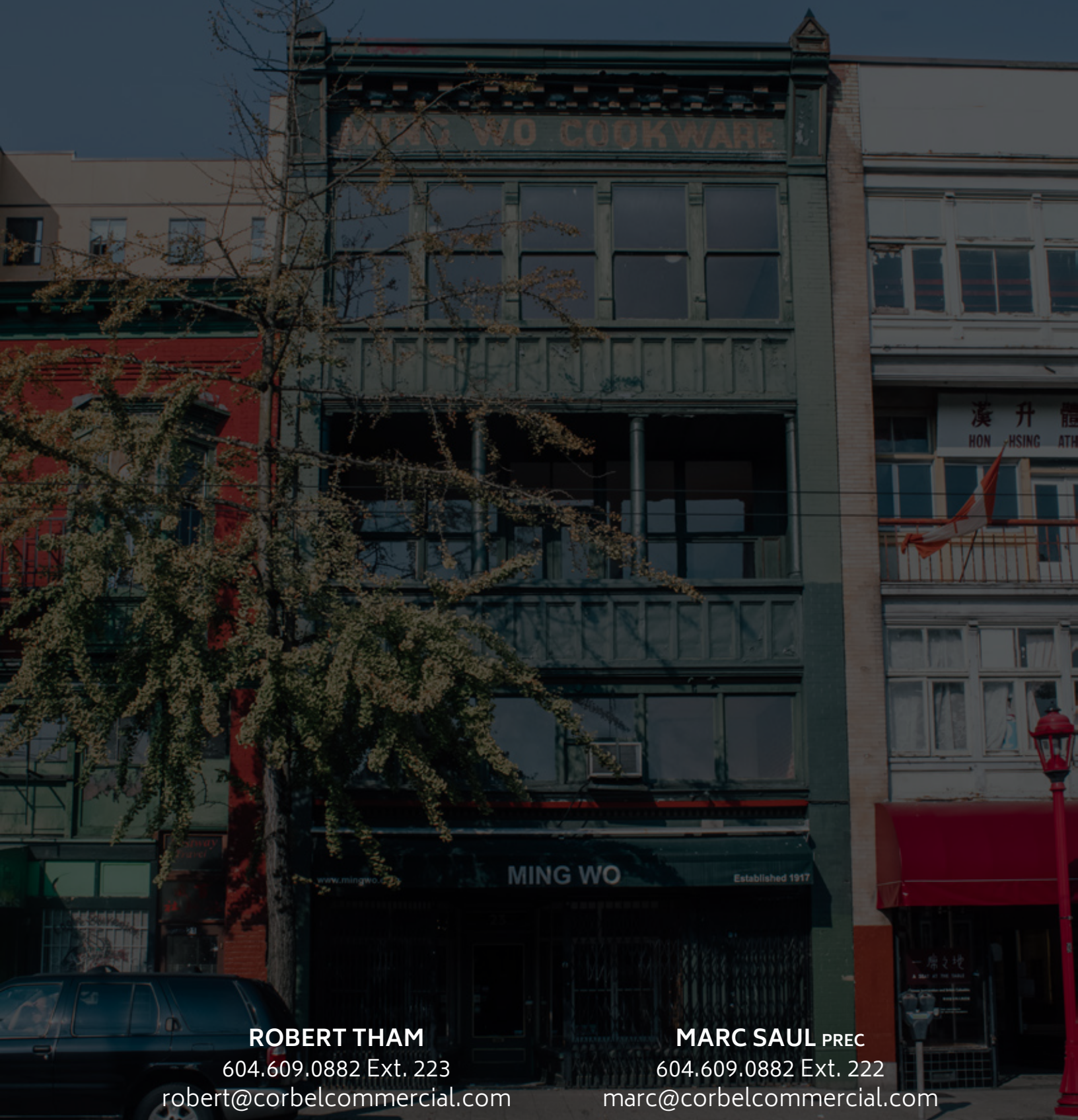


BIKE SCORE

Very Bikeable

Excellent bike lanes





ROBERT THAM

604.609.0882 Ext. 223

robert@corbelcommercial.com

MARC SAUL PREC

604.609.0882 Ext. 222

marc@corbelcommercial.com