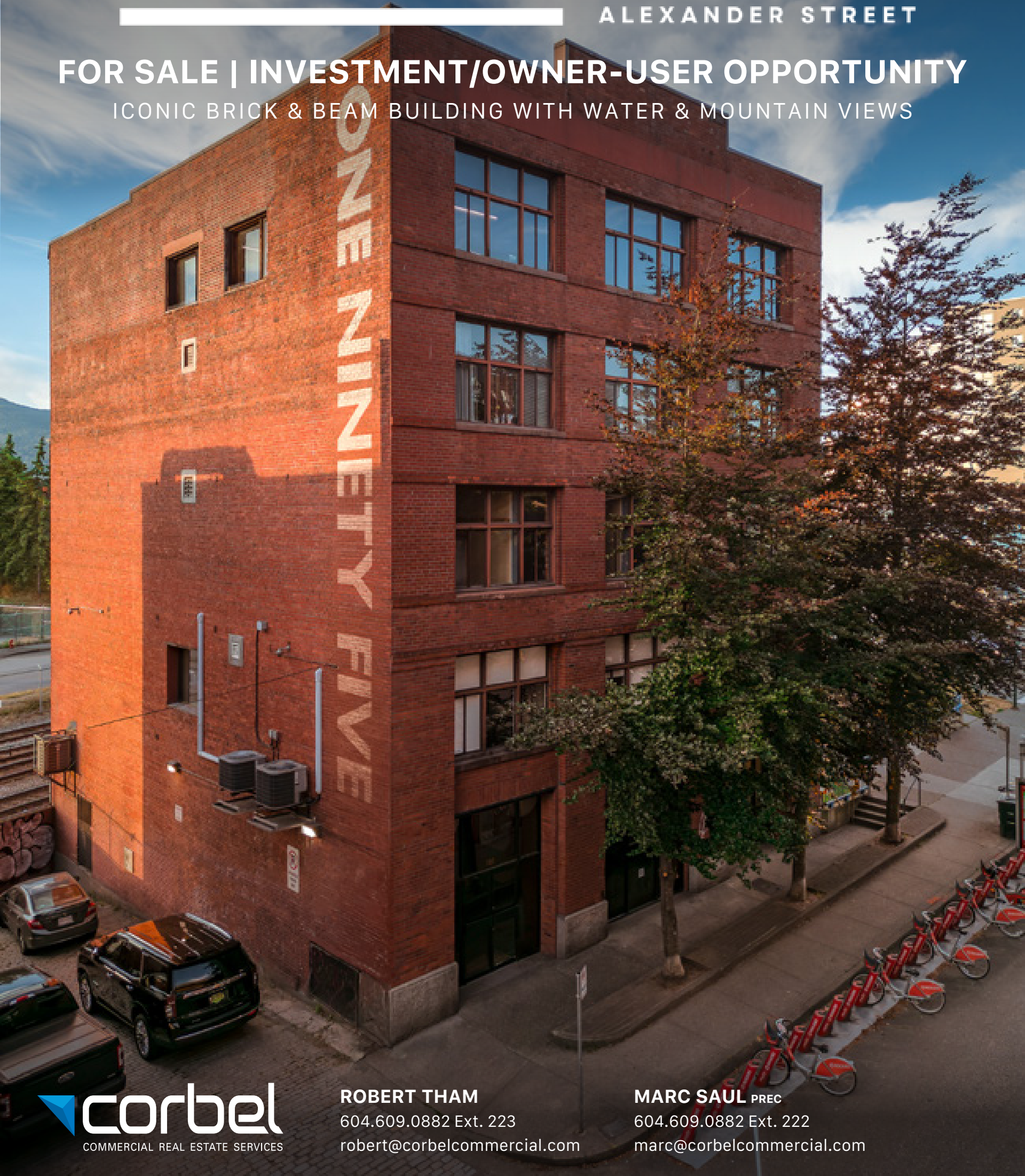


ONE NINETY FIVE

ALEXANDER STREET

FOR SALE | INVESTMENT/OWNER-USER OPPORTUNITY

ICONIC BRICK & BEAM BUILDING WITH WATER & MOUNTAIN VIEWS





THE OPPORTUNITY

Positioned at the eastern edge of Gastown, 195 Alexander Street presents a rare opportunity to acquire a five-storey, brick-and-beam commercial building totaling approximately 14,585 square feet. Located in one of Vancouver's most historic and architecturally rich neighbourhoods, the property offers a unique blend of heritage character and modern upgrades featuring two fully renovated floors with high-end finishes and open, design-forward layouts.

The beautiful views of the Burrard Inlet and the North Shore Mountains really sets 195 Alexander Street apart. A rare feature that elevates the workspace experience and enhances long-term value.

Surrounded by cobblestone streets, restored heritage buildings, and a vibrant mix of boutique retailers, acclaimed restaurants, and design studios including Ask For Luigi, St. Lawrence, Takenaka, and Cuchillo—the building is steps from Gastown's cultural and culinary heart. Its location offers exceptional connectivity to Waterfront Station, the downtown core, and major routes including the Georgia Viaduct, West Georgia Street, Lions Gate Bridge, and the Trans-Canada Highway.

195 Alexander Street is an attractive investment opportunity with long-term upside, ideal for those seeking to own a piece of Vancouver's historic waterfront district in a neighbourhood that continues to evolve as a creative and commercial hub.

SALIENT FACTS

Civic Address

191–195 Alexander Street, Vancouver, BC

Lot Size (Approx.)¹

4,811 SF incl. adjacent vacant lot
(~1,378 SF per BC Assessment)

Building Size (Approx.)¹

14,585 SF (Rentable) | 18,541 SF (Gross)

PID

Vacant Lot: 015-724-824
191 Alexander Street: 014-736-802, 014-736-896, 014-736-934

Legal Description

Vacant Lot: LT 39, EXCEPT (A) THAT PART OF THE CANADIAN PACIFIC RAILWAY RIGHT OF WAY AS DESCRIBED IN ABSOLUTE FEES PARCELS BOOK VOLUME 8, FOLIO 444, NO. 8799A AND (B) THAT PART SHOWN COLOURED RED ON SKETCH ATTACHED TO D.D. 50922E BLK 1 DL 196 PL 184.

191 Alexander Street: THAT PART OF LT 39 SHOWN COLOURED RED ON SKETCH ATTACHED TO DD 50922E, LT 40 AND LT 41, EXCEPT PART OF THE CANADIAN PACIFIC RAILWAY RIGHT OF WAY AS DESCRIBED IN ABSOLUTE FEE BOOK VOLUME 8, FOLIO 444, NO. 8799A BLK 1 DL 196 PL 184.

Asking Price

\$11,750,000.00

Zoning

HA-2 (Gastown Historic Area)

Number of Stories

Five (5)

Existing/Projected Net Income (Per Annum)

Please contact agent

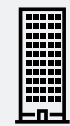
Property Tax

\$79,181.41 (2025)
Aggregate, as per tax report

CHARACTER BUILDING IN A STORIED NEIGHBOURHOOD.



PROPERTY HIGHLIGHTS



Iconic Brick & Beam Architecture

A five-storey heritage building featuring exposed brick, timber beams, and original character. An architectural gem in Gastown.



Value-Add & Development Potential

Opportunity to reposition remaining floors to enhance rental income. The adjacent vacant lot (currently parking) provides additional development potential under HA-2 zoning for uses such as hotel or residential.



Ideal for Owner-Occupiers

Flexible opportunity to occupy between 5,000 and 15,000 SF. Ideal for businesses seeking inspiring, view-rich office space with a strong identity.



Established Urban Density

Over 125,000 residents and 200,000 daytime workers within a 3 km radius support strong foot traffic and ongoing tenant demand.



Prime Gastown Location

Centrally located in Vancouver’s historic Gastown, just steps from the Central Business District and Waterfront Station. The area is a magnet for creative, tech, and design-forward companies.



Extensive Building Renovations

Recent upgrades include a fully redesigned main lobby with premium finishes, elevator modernization, and sleek full-floor interior renovations across three levels.



DESIGNED TO INSPIRE CREATIVITY & COLLABORATION.



¹All sizes are approximate and subject to verification.

MAIN + MEZZANINE



Large windows



Collaborative Work Environment



DETAILS

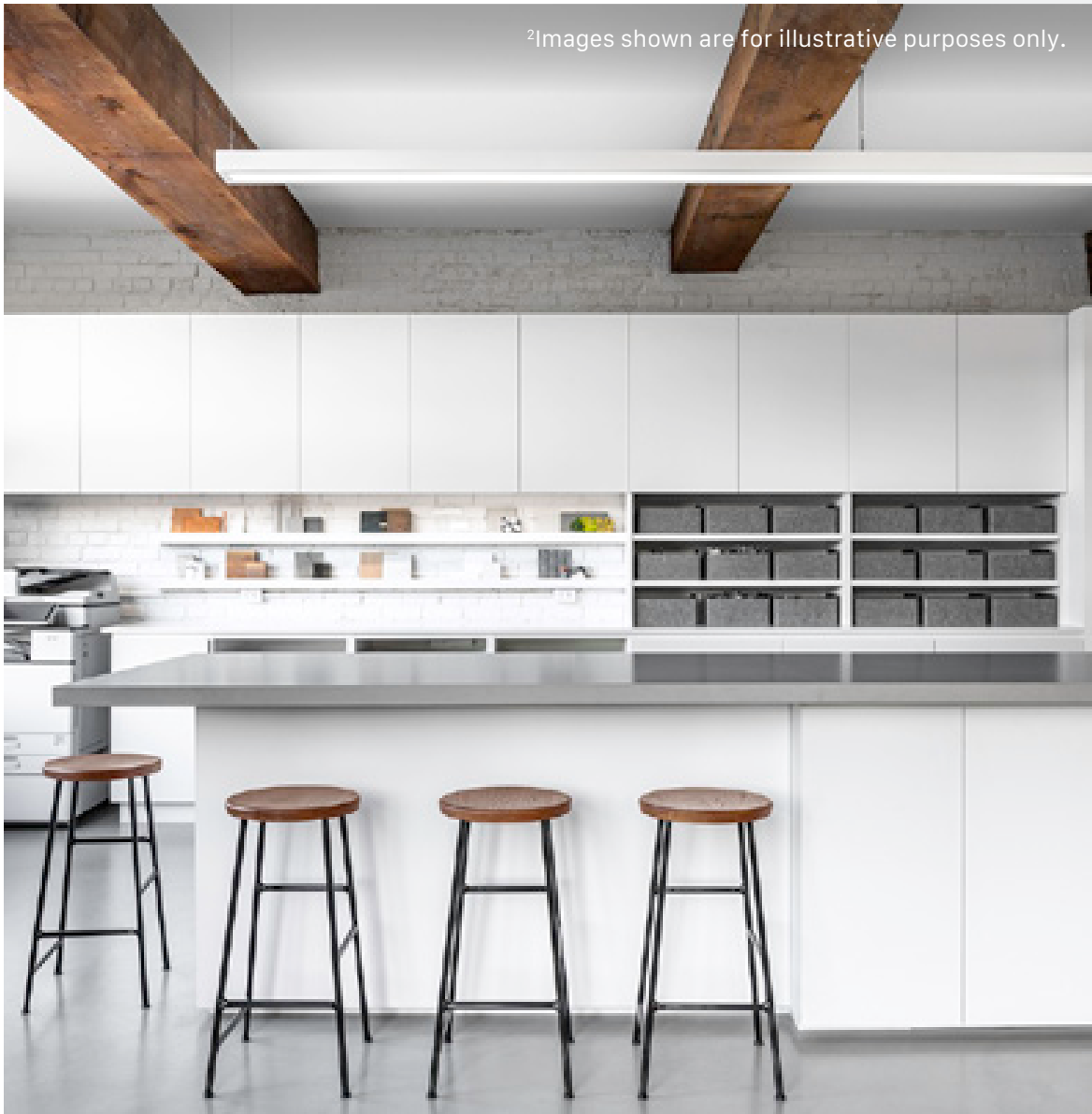
Size (Approx.): ¹	2,452 SF (Main Level)
	828 SF (Mezzanine)
	3,280 SF (Total)
Availability:	Immediately

¹All sizes are approximate and subject to verification.
*Floor plans are not 100% accurate and are subject to verification.

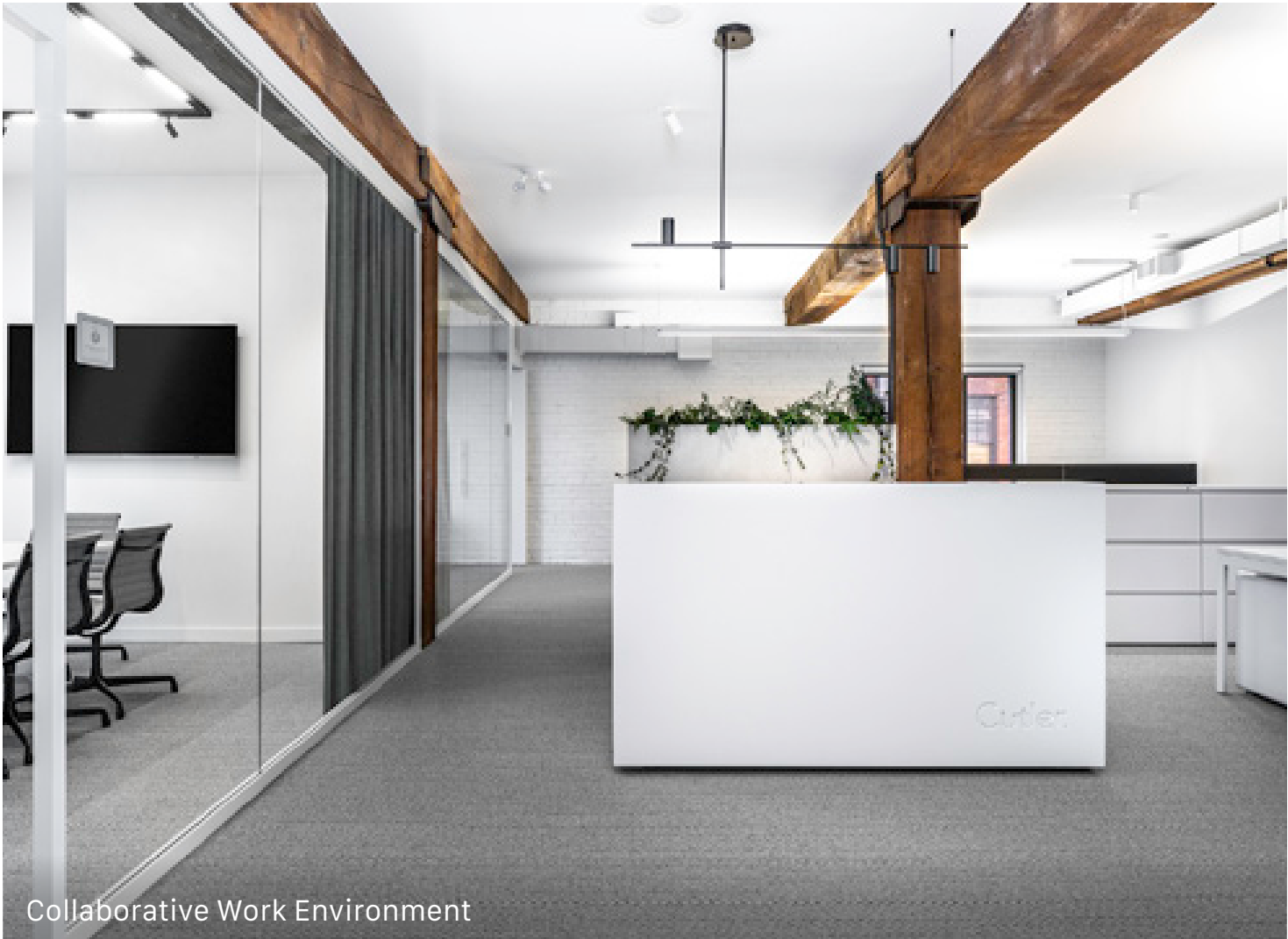
SECOND FLOOR



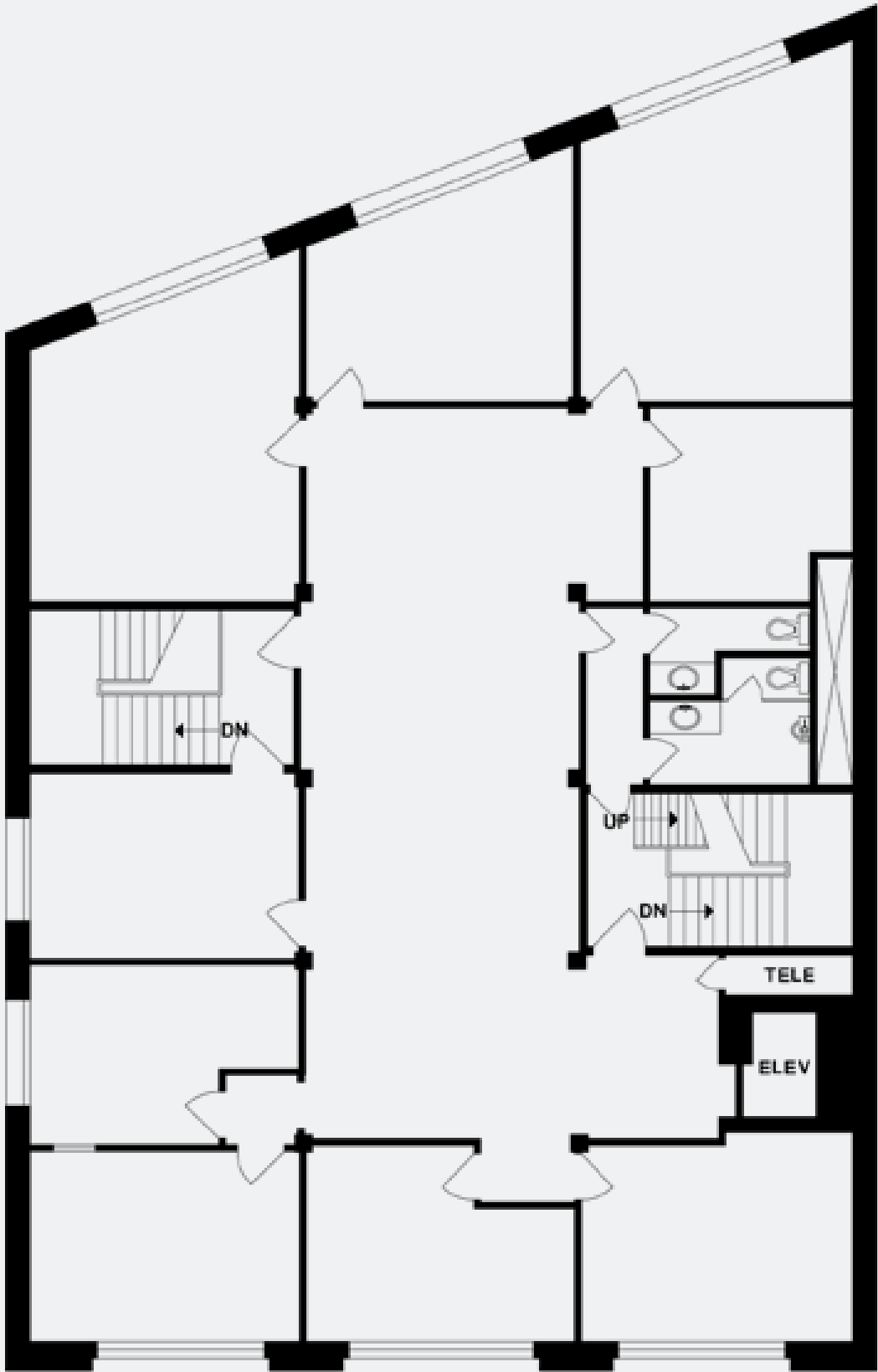
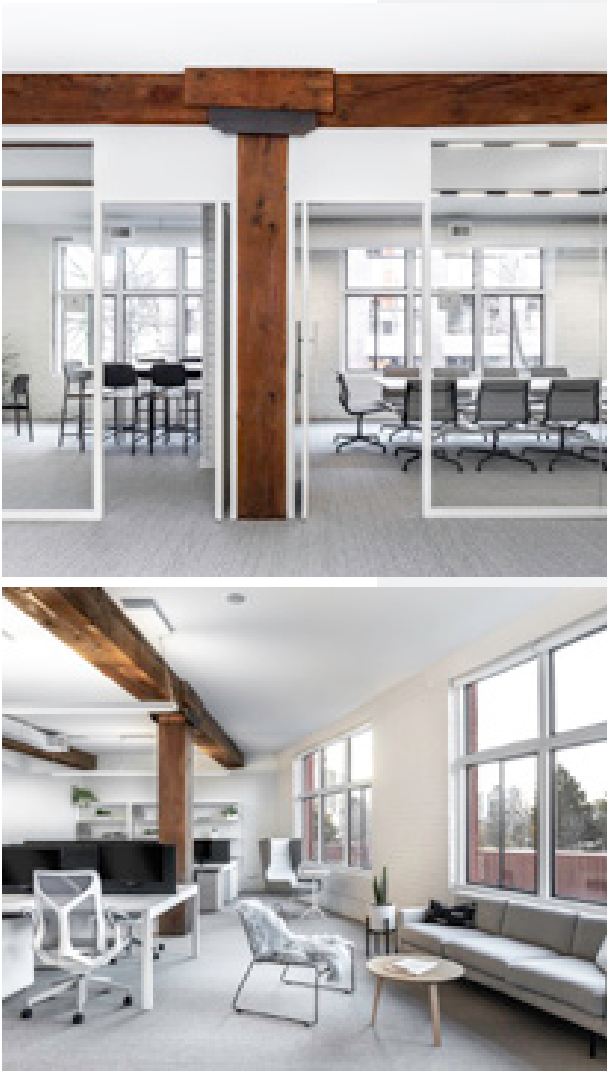
Large windows



²Images shown are for illustrative purposes only.



Collaborative Work Environment



DETAILS

Size:¹ 2,784 SF (Approx.)
Availability: Immediately

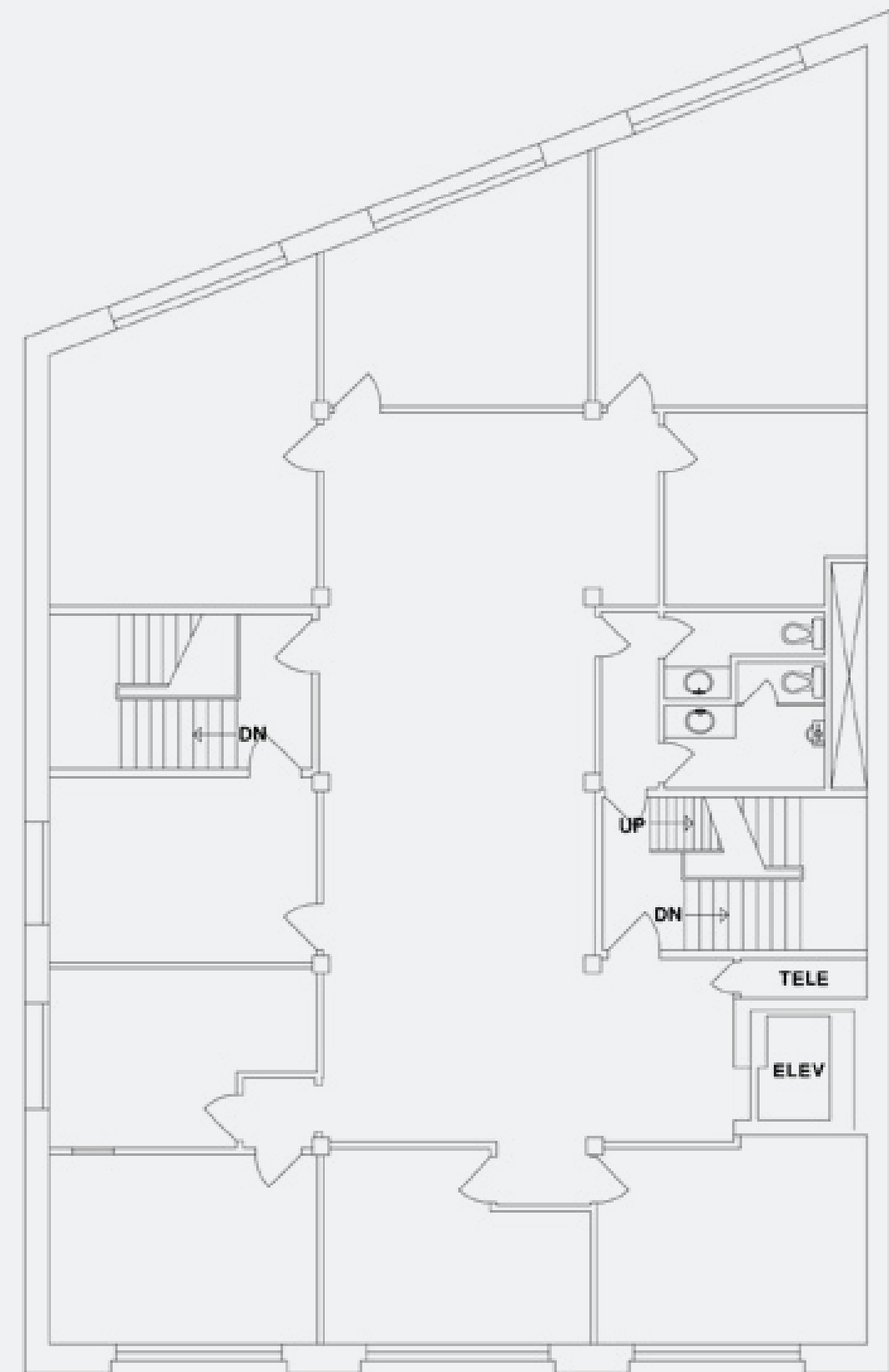
¹All sizes are approximate and subject to verification.
^{*}Floor plans are not 100% accurate and are subject to verification.

THIRD + FOURTH FLOOR

DETAILS

Size:¹ 2,840 SF (Approx.)

Availability: Immediately



¹All sizes are approximate and subject to verification.

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

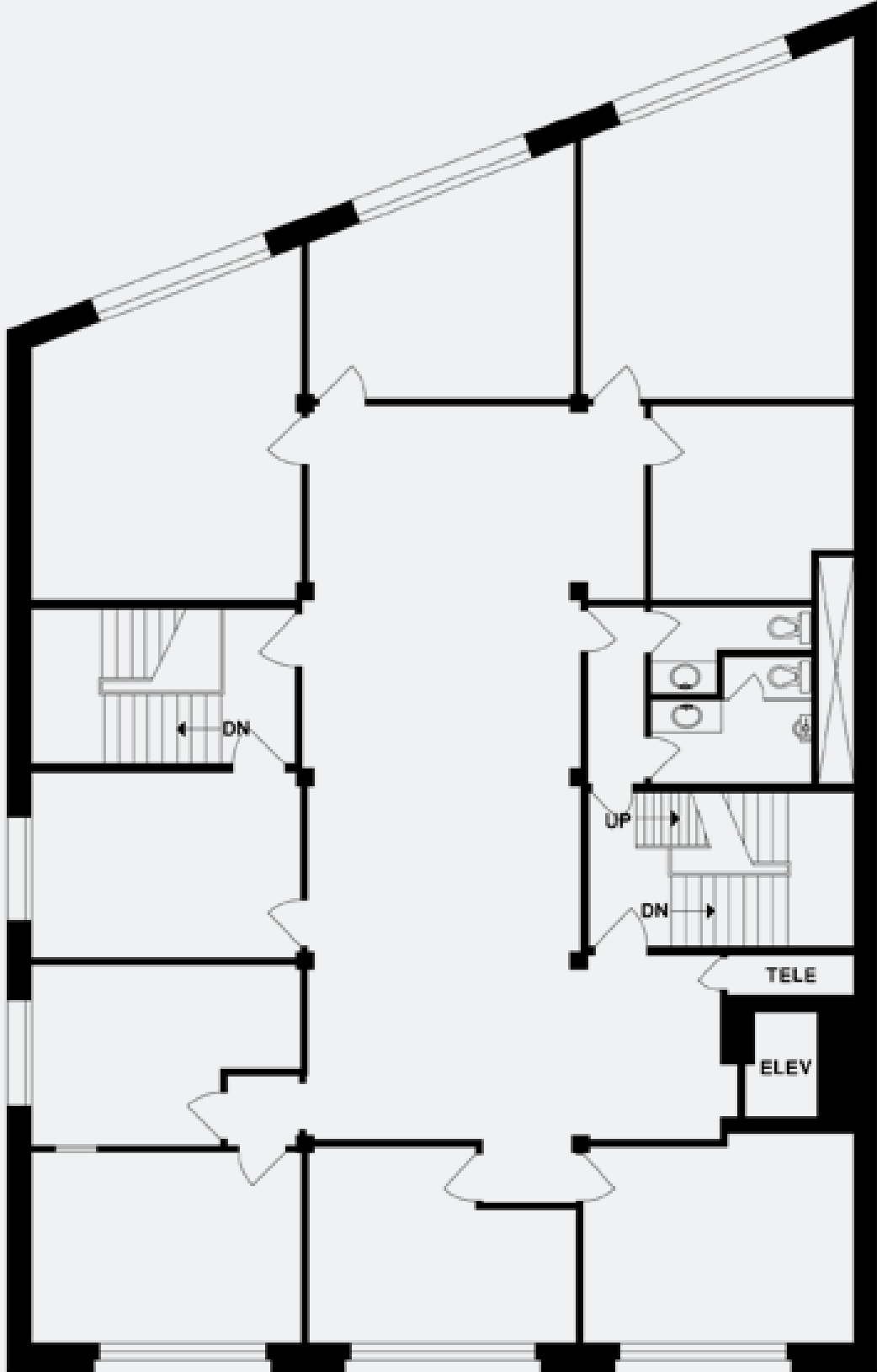
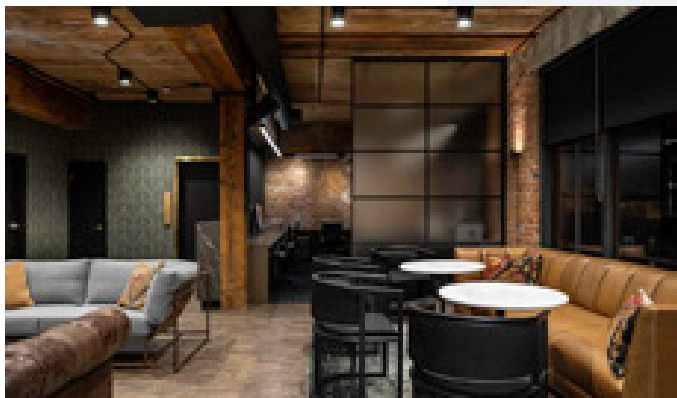
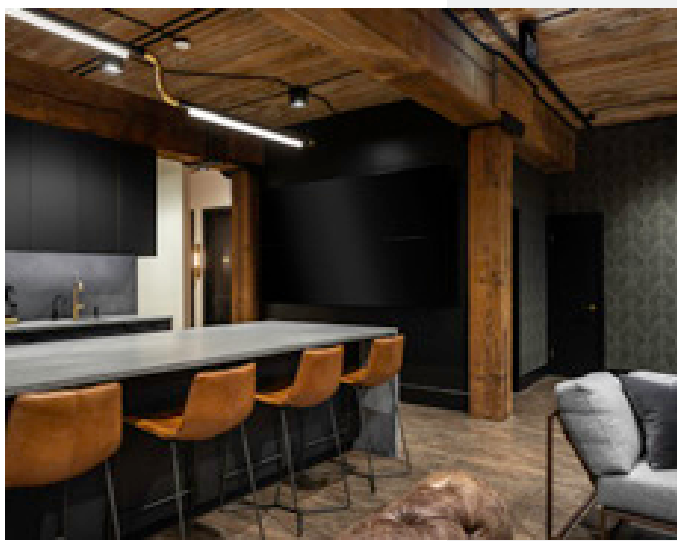
FIFTH FLOOR



Expansive Northshore Mountain & Harbour Views



Refined and Contemporary Renovations

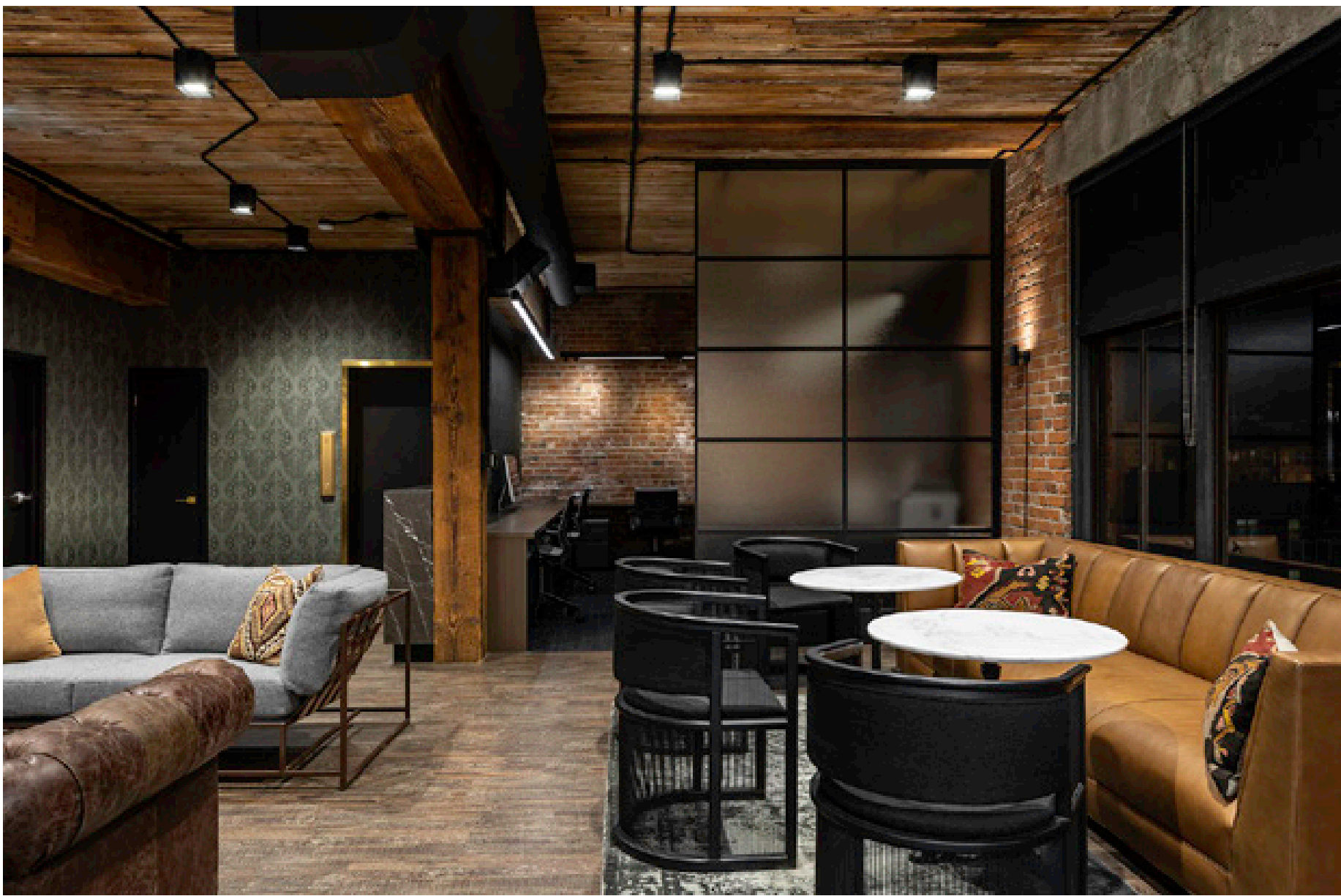
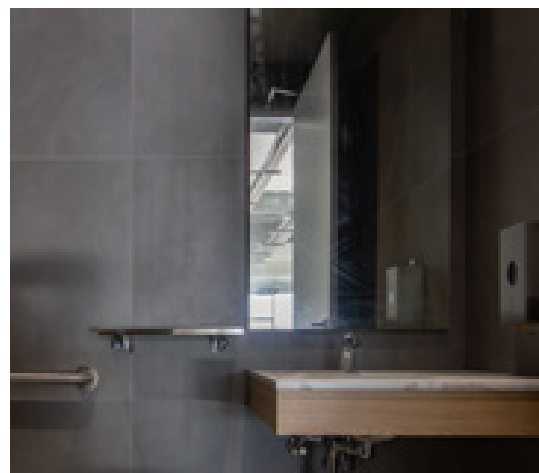


DETAILS

Size:¹ 2,840 SF (Approx.)

Availability: Immediately

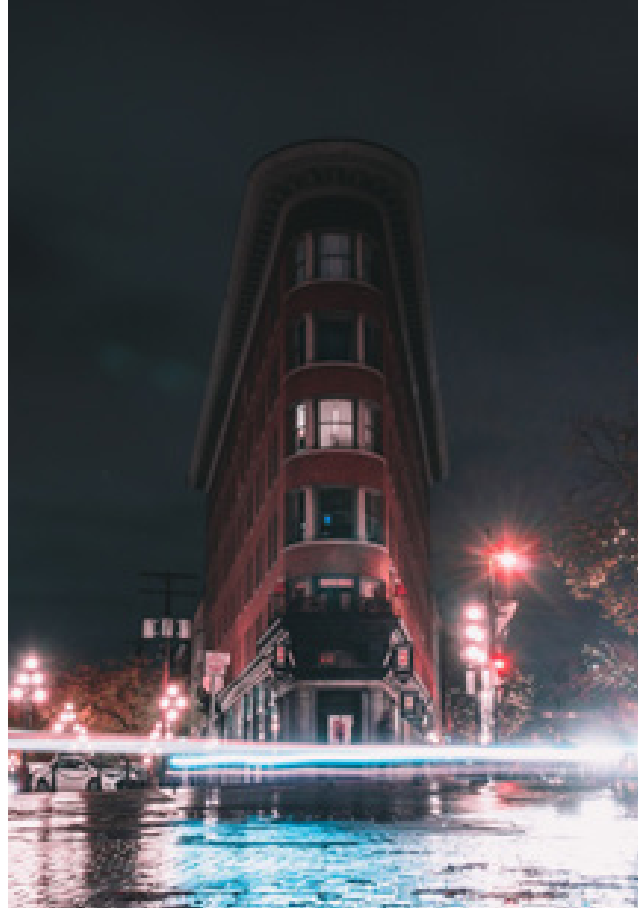
¹All sizes are approximate and subject to verification.
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DEFINING THE EDGE OF GASTOWN

A collaborative community of Entrepreneurs, Innovators, and Creators.



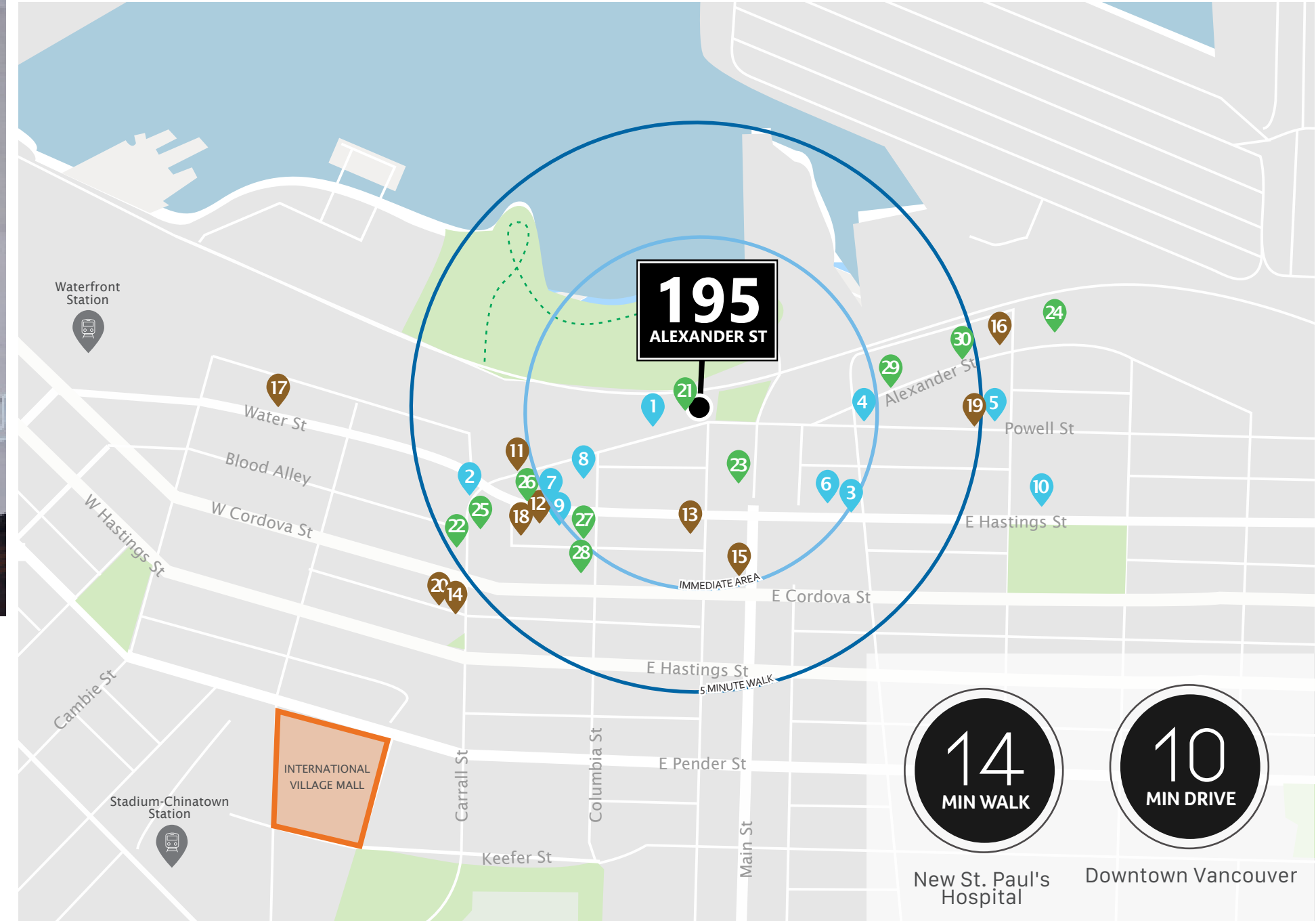


THE LOCATION

Strategically nestled between Gastown to the east and Railtown to the west, this location offers direct access to two of Vancouver's most creative and design-forward neighbourhoods. Railtown is home to some of the city's most renowned homegrown brands, including Aritzia and Herschel Supply Co., and has quickly emerged as a thriving hub for Vancouver's creative entrepreneurs, with companies like Haven Apparel, Bloom Furniture Studio, and BOCCI just steps away.

The area is also surrounded by several acclaimed Michelin-rated restaurants including Ask for Luigi, St. Lawrence, L'Abattoir, Pidgin, and Di Beppe. All within walking distance of the historic premises.

Gastown's thriving retail market, anchored by notable names such as COS by H&M, Roden Gray, Herschel Supply Co., and Inform Interiors, continues to establish the neighbourhood as one of the most stylish and influential districts in the city making this an ideal location for businesses looking to grow in a vibrant, creative community.



SURROUNDING AMENITIES

DINING + COCKTAILS

1. Alibi Room
2. TAKENAKA Uni Bar
3. St. Lawrence Restaurant
4. Ask For Luigi
5. Belgard Kitchen
6. Cuchillo
7. Zoomak Korean Tavern
8. Brioche Ristorante
9. L'Abattoir
10. The Mackenzie Room

COFFEE + CASUAL FARE

11. Soft Peaks Ice Cream
12. Milano Espresso Lounge
13. Cadeaux Bakery
14. East Van Roasters
15. Saan Saan Cafe
16. Railtown Café
17. Café Kitsuné
18. Skewers Souvlaki Pita Bar
19. Pallet Coffee Roaster
20. Nelson the Seagull

BUSINESSES + SHOPS

21. Cutler
22. Le Labo
23. Vini Vici Bridal
24. Park & Fifth
25. From Another
26. Stüssy
27. Dynamo Fencing
28. Rituals of Love
29. Okoko Cosmetiques
30. HAVEN



94

Walker's Paradise

Daily errands do not require a car



96

Rider's Paradise

World-class public transportation



91

Biker's Paradise

Daily errands can be accomplished on a bike

Data sourced from walkscore.com



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