

FOR SALE

211 COLUMBIA STREET

Exclusive Gastown Boutique Hotel Investment Opportunity



corbel
COMMERCIAL REAL ESTATE SERVICES

**AVISON
YOUNG**

A historic icon, reimagined for modern hospitality.



THE OPPORTUNITY

Tucked within the cobblestone streets and brick façades of Gastown, 211 Columbia Street represents a rare chance to own a piece of Vancouver's architectural history — reimagined for the modern era.

This 2.5-storey plus lower-level brick and timber heritage building is undergoing a thoughtful boutique hotel conversion that celebrates its past while introducing contemporary function and design. Recipient of the Heritage Award of Honour (2003), the property's restored brick and stone exterior, soaring ceilings, operable heritage windows, and refined interior palette embody timeless character and craftsmanship.

The lower level and main retail spaces are fully leased, providing built-in stability, while the upper levels are being transformed into 19 self-contained hotel suites, each with a private kitchen and washroom — designed to accommodate both short- and long-term stays.

Set for completion in Spring/Summer 2026, 211 Columbia Street is positioned as a one-of-a-kind hospitality investment in one of Vancouver's most celebrated heritage districts.



Character building in a storied neighbourhood.

SALIENT FACTS

Civic Address

211 Columbia Street

Lot Size¹

9,569 SF (Approx.)

Storeys

2.5-storeys plus lower level

Zoning

HA-2 (Gastown Historic Area)

Legal Description

PL F BLK 7 DL 196 GROUP 1 NWLD LMP49319

PID

025-000-322

Property Tax

\$109,291.00 (2025)

NOI (Projected/Actual)

Please contact agent

Asking Price

Please contact agent



INVESTMENT HIGHLIGHTS

Award-Winning Heritage Asset

Recipient of the Heritage Award of Honour (2003), the building features a restored brick and timber façade, high ceilings, and character-rich architectural detailing.



Active Boutique Hotel Conversion

211 Columbia Street is being transformed into a 19-unit boutique hotel, with completion anticipated in Spring 2026. Each self-contained suite includes a private kitchen and washroom, accommodating both short- and long-term stays.



Rare Hospitality Offering in Gastown

Once complete, the property will stand as one of the only short-term accommodation options in Gastown aside from the Cambie Hostel, capturing unmet demand for authentic local stays in a heritage setting.



Prime Gastown Location

Situated in the heart of Gastown, one of Vancouver's most historic and design-driven districts, surrounded by renowned restaurants, retailers, and creative offices.



Unique Investment Opportunity

Opportunity to acquire a fully redeveloped heritage asset with future optionality. The adjacent vacant parcel (currently utilized as parking) is also available for sale separately, and presents longer-term redevelopment or expansion potential under HA-2 zoning, subject to approvals, offering strategic upside beyond the stabilized hotel and retail income.



Turnkey Heritage Asset

Fully leased retail and lower level tenancies provide stabilized net income during hotel ramp-up, diversifying overall cash flow profile, with further, future hospitality conversion potential.



Flexible Stay Strategy

Hotel suites are constructed as fully self-contained units with private kitchens and washrooms, enabling both nightly and extended-stay occupancy and allowing the operator to dynamically optimize rate, length of stay, and seasonal demand.



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.



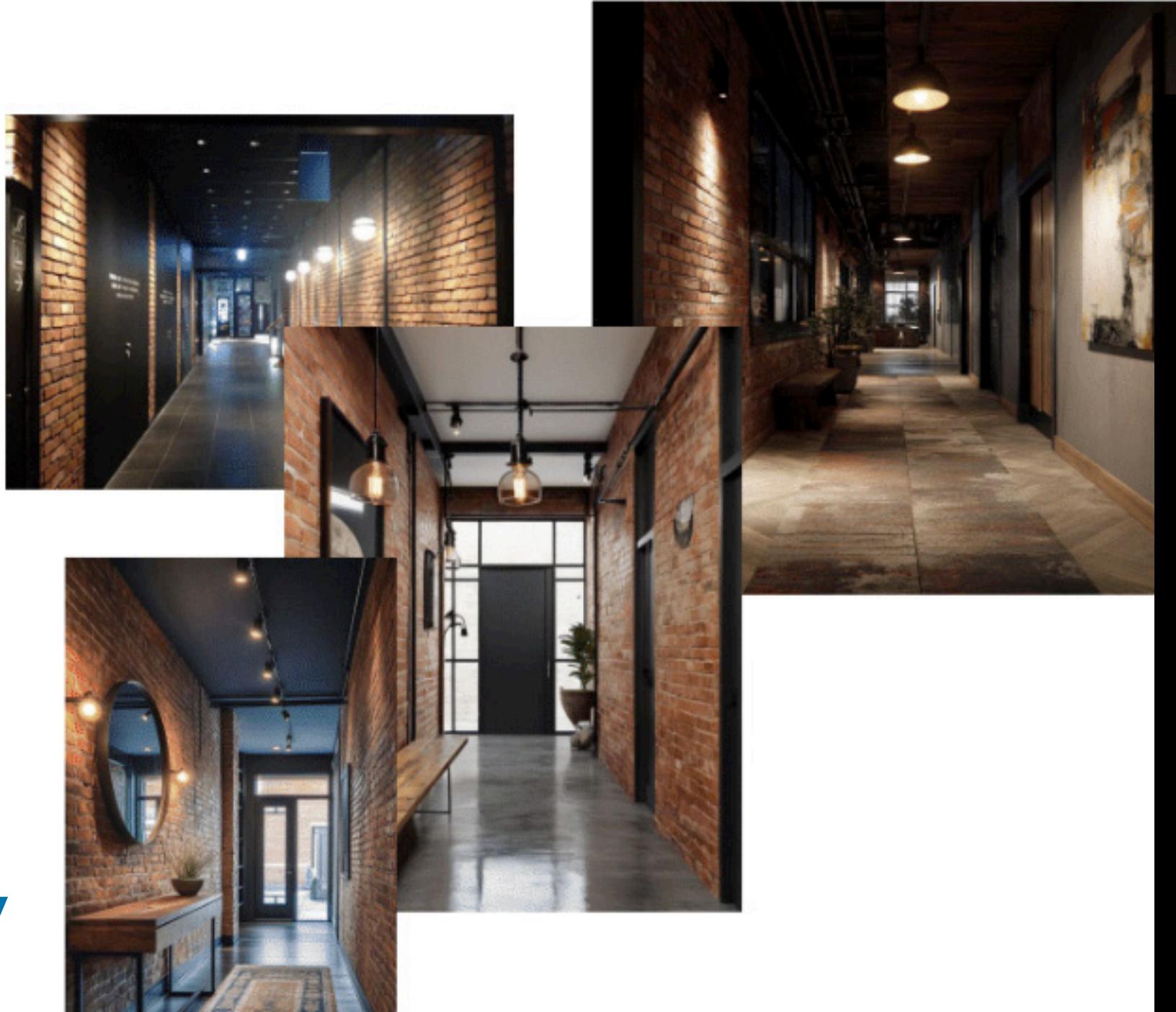
BOUTIQUE HOTEL PROJECT DETAILS

Upon completion, 211 Columbia Street will operate as a 19-suite boutique hotel complemented by fully leased ground and lower-level commercial tenancies, providing stabilized baseline income and diversified cash flow.

This boutique hotel has been designed with an efficient operating model emphasizing limited staffing, smart self-check-in technology, and flexible suite configurations suitable for both short-term and extended-stay guests.

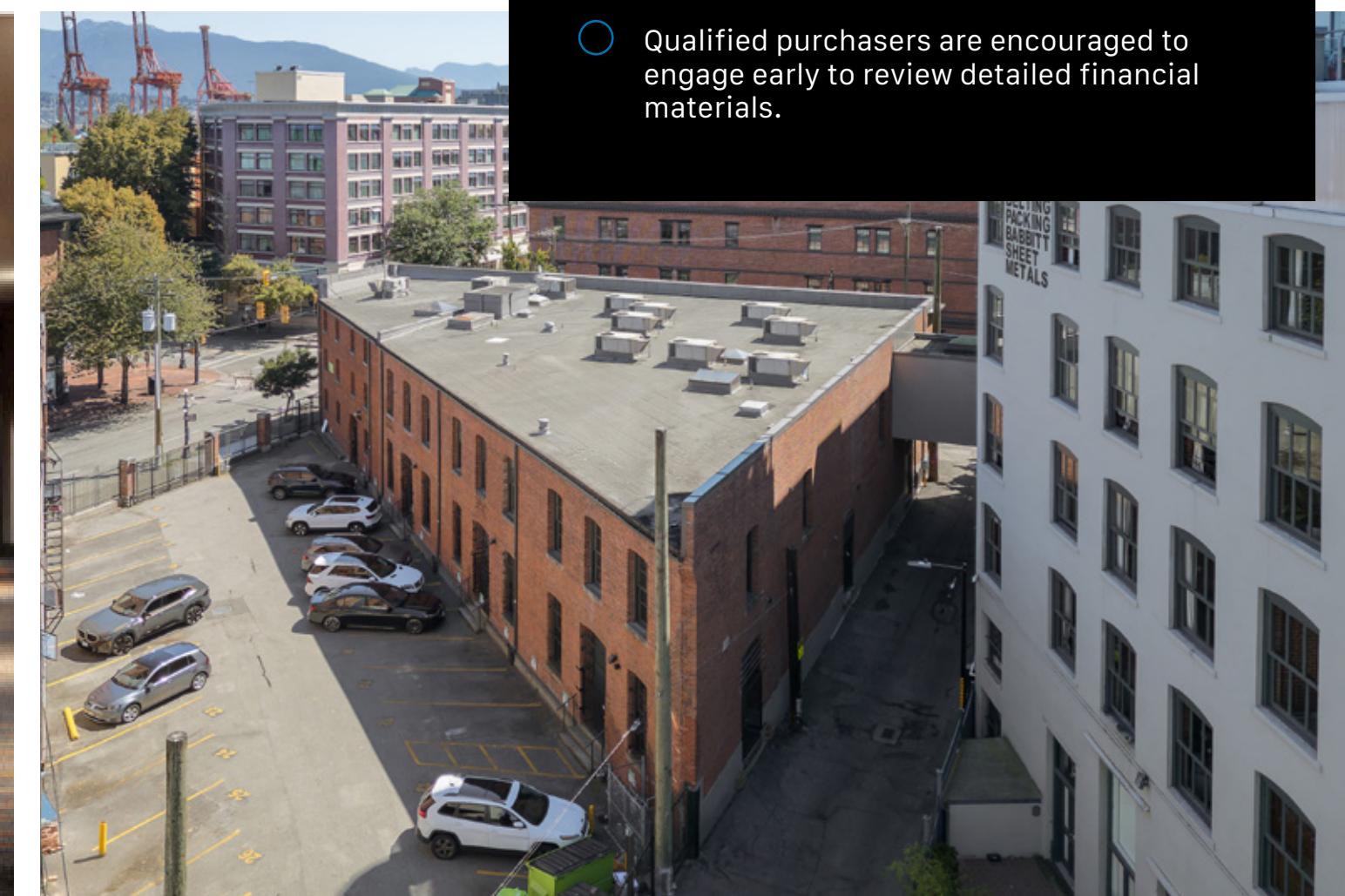
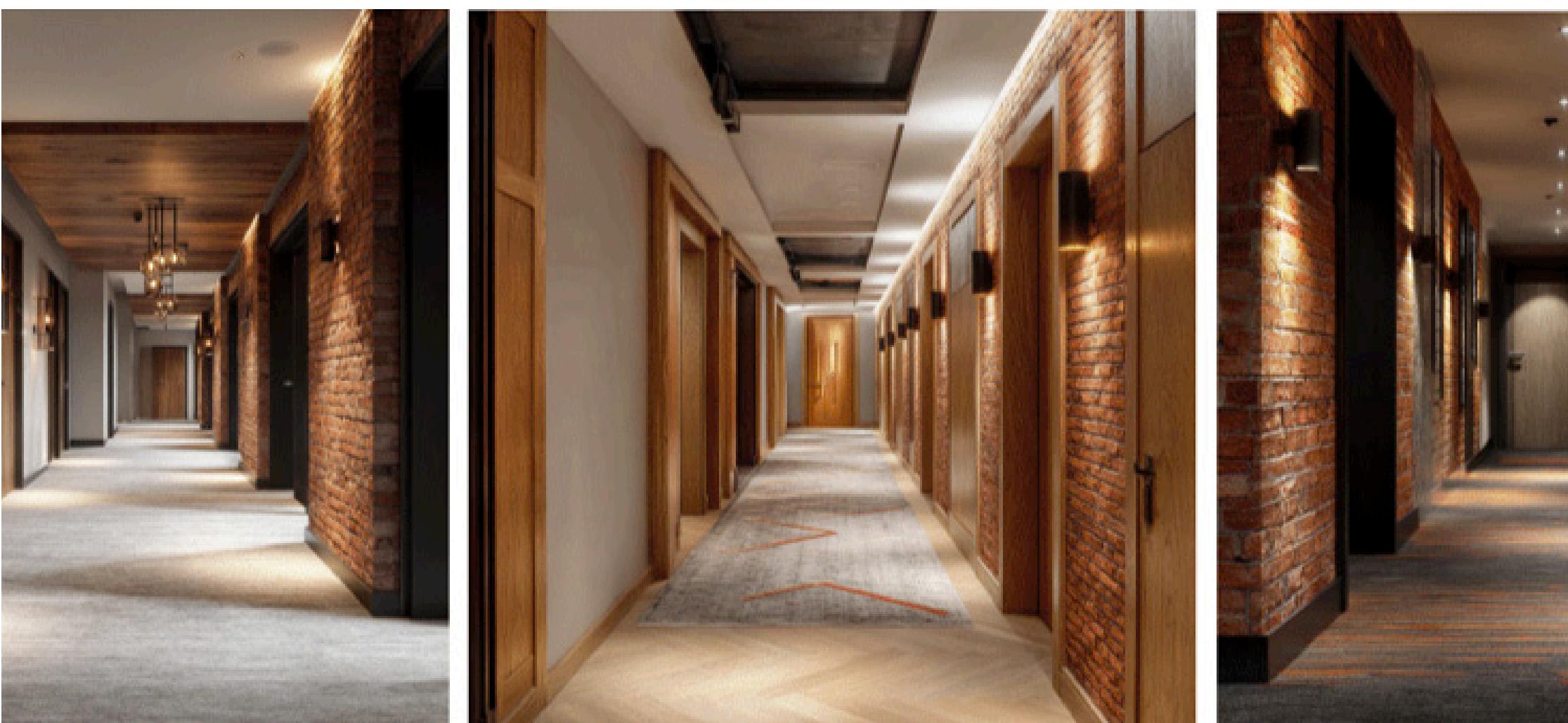
A detailed operating pro forma and rent roll are available to qualified purchasers upon execution of a confidentiality agreement.

Hotel Size	11,600 SF (Approx.)
Rooms	19 self-contained suites
Estimated Completion	Q1 - Q2 2026



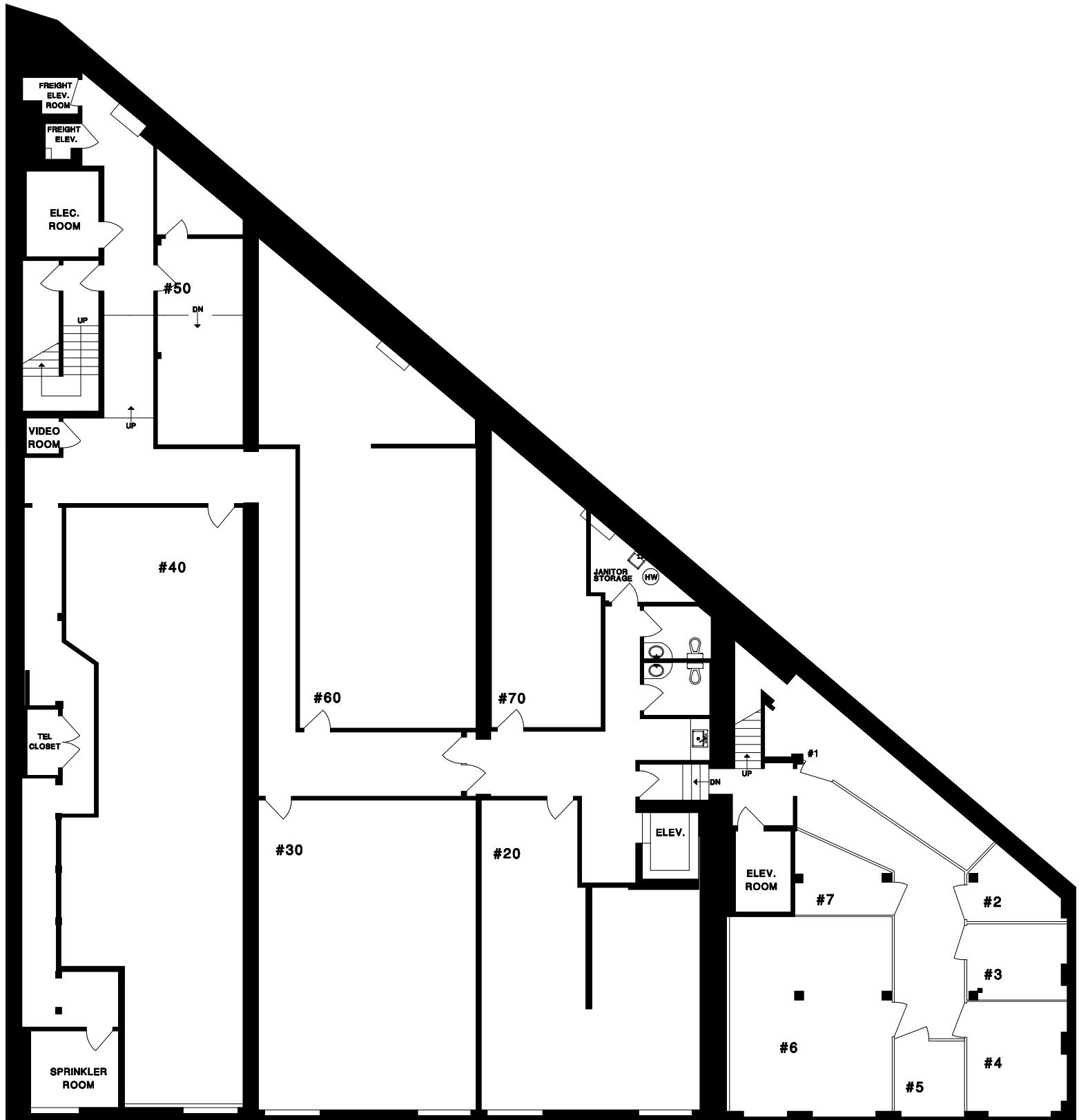
KEY FEATURES

- Italian-made kitchens, washroom cabinets, and closets
- Premium Spanish-made stone countertop
- High-efficiency lighting throughout
- Two common area washer/dryer
- Two self-contained suites with private laundry
- Refinished heritage hardwood floors
- Contemporary renovated lobby
- Smart self check-in locks and management system
- High-speed internet
- Nicely curated furnishings throughout
- Qualified purchasers are encouraged to engage early to review detailed financial materials.



FLOORPLANS

Commercial Retail Units



Basement
(Fully Leased)



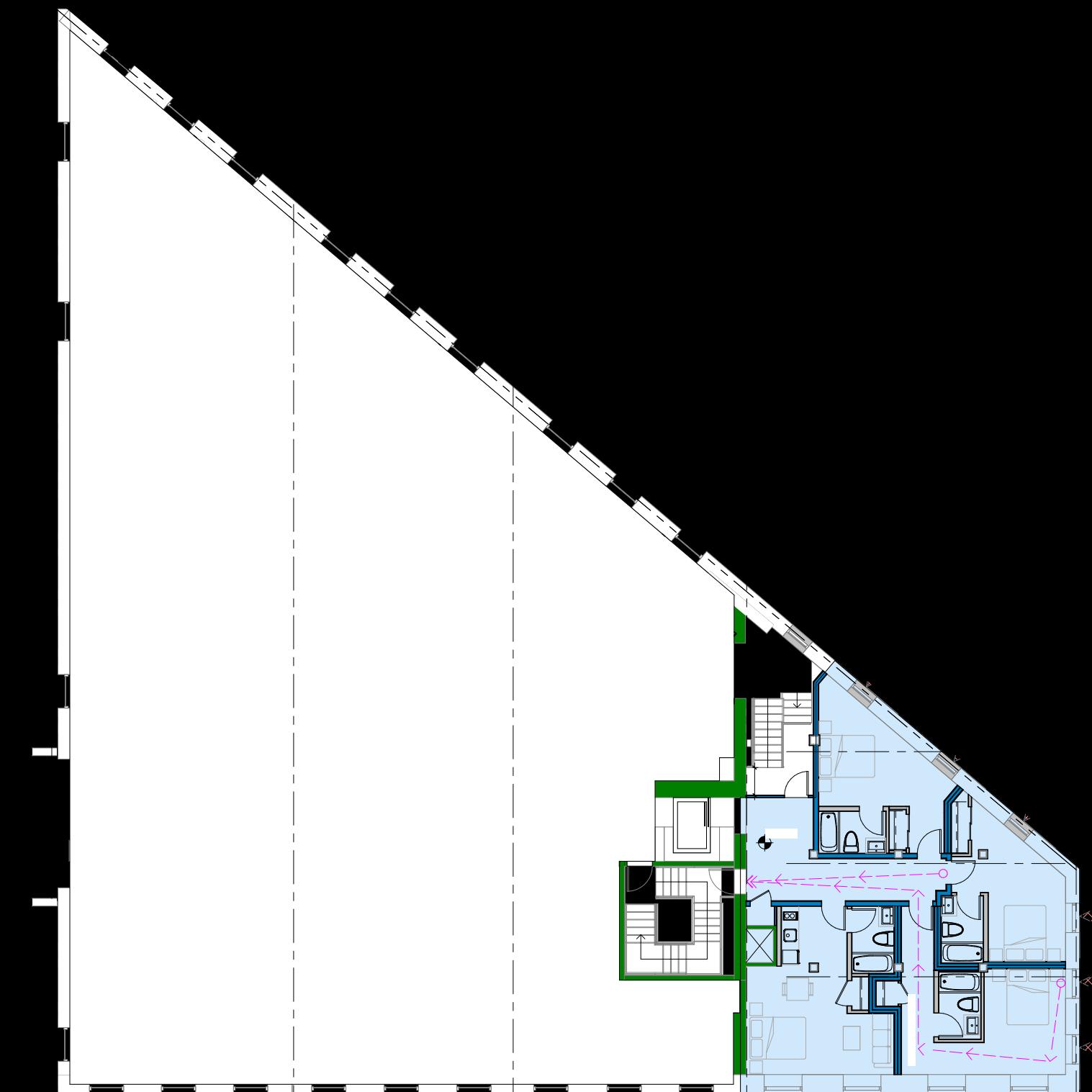
Main Floor
(Fully Leased)

FLOORPLANS

Brand New Self-Contained Hotel Units



Level 2

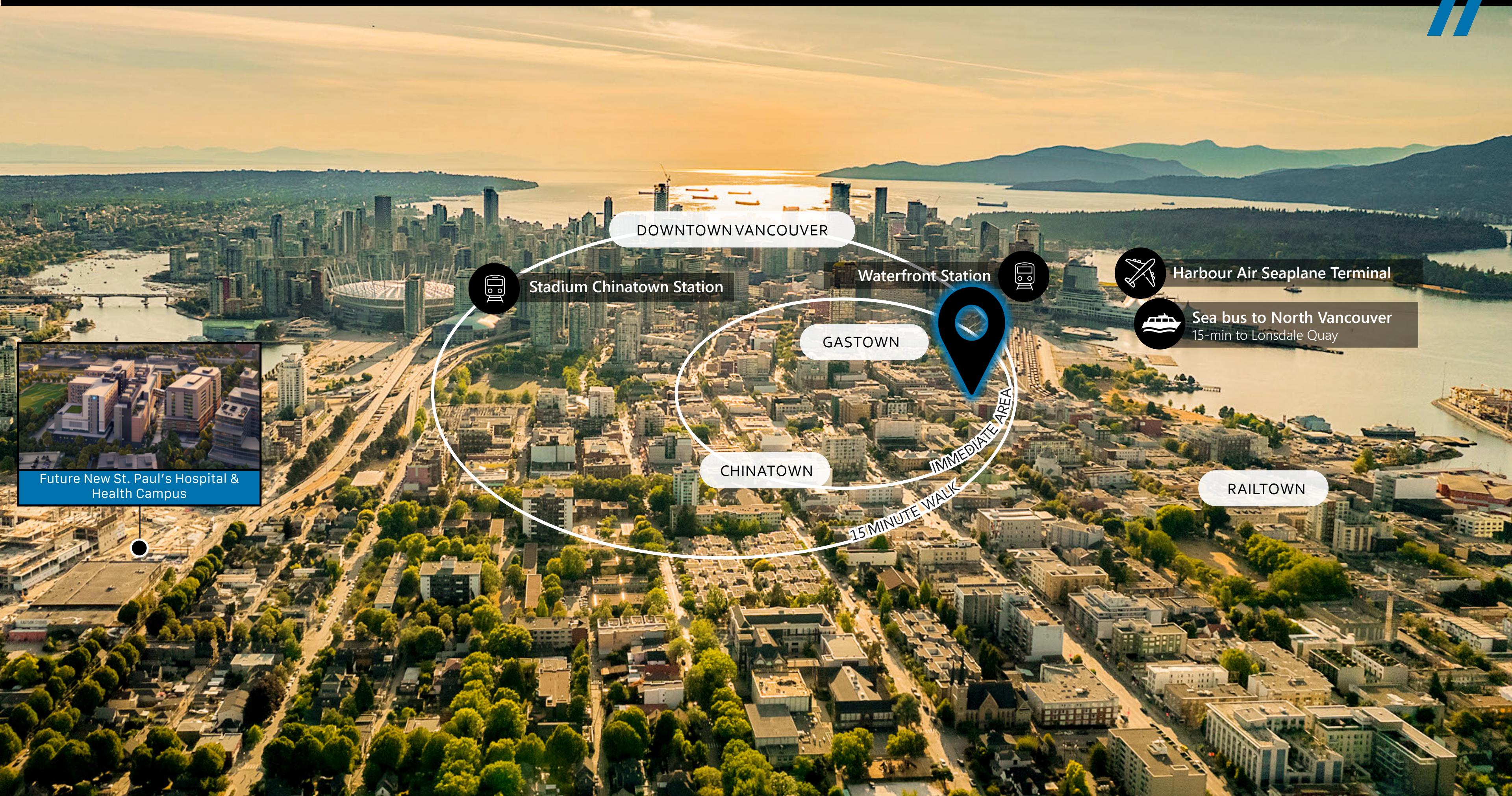


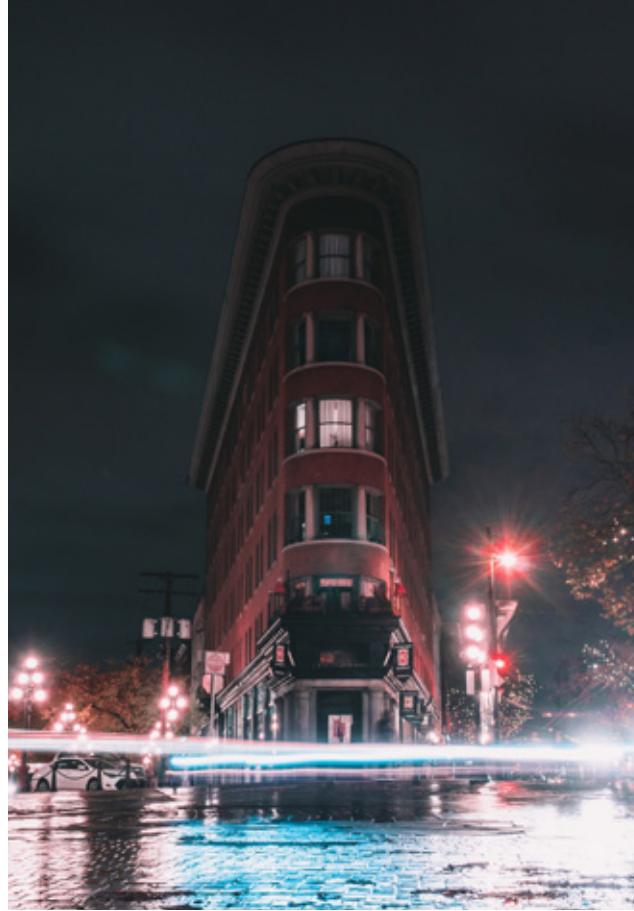
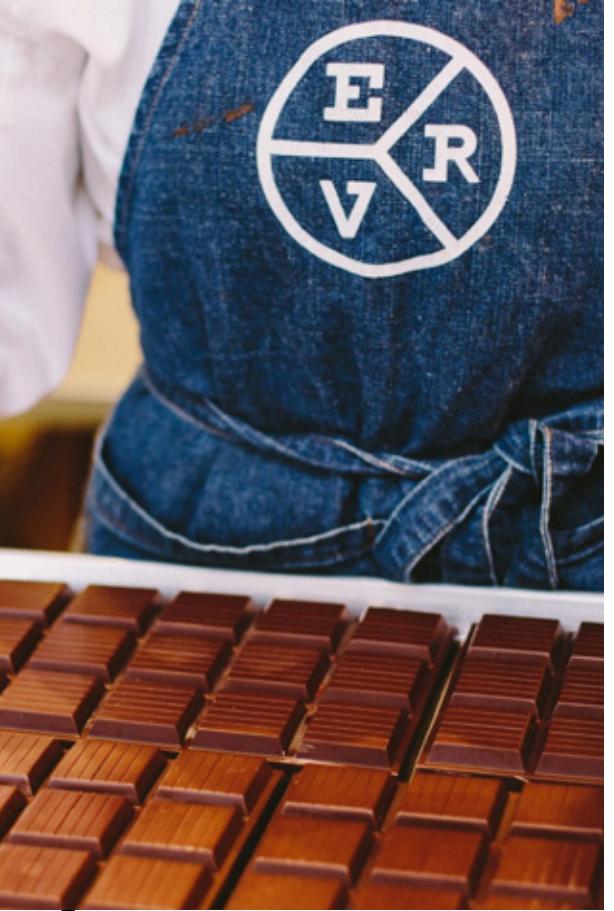
Level 3

defining the edge of gastown.



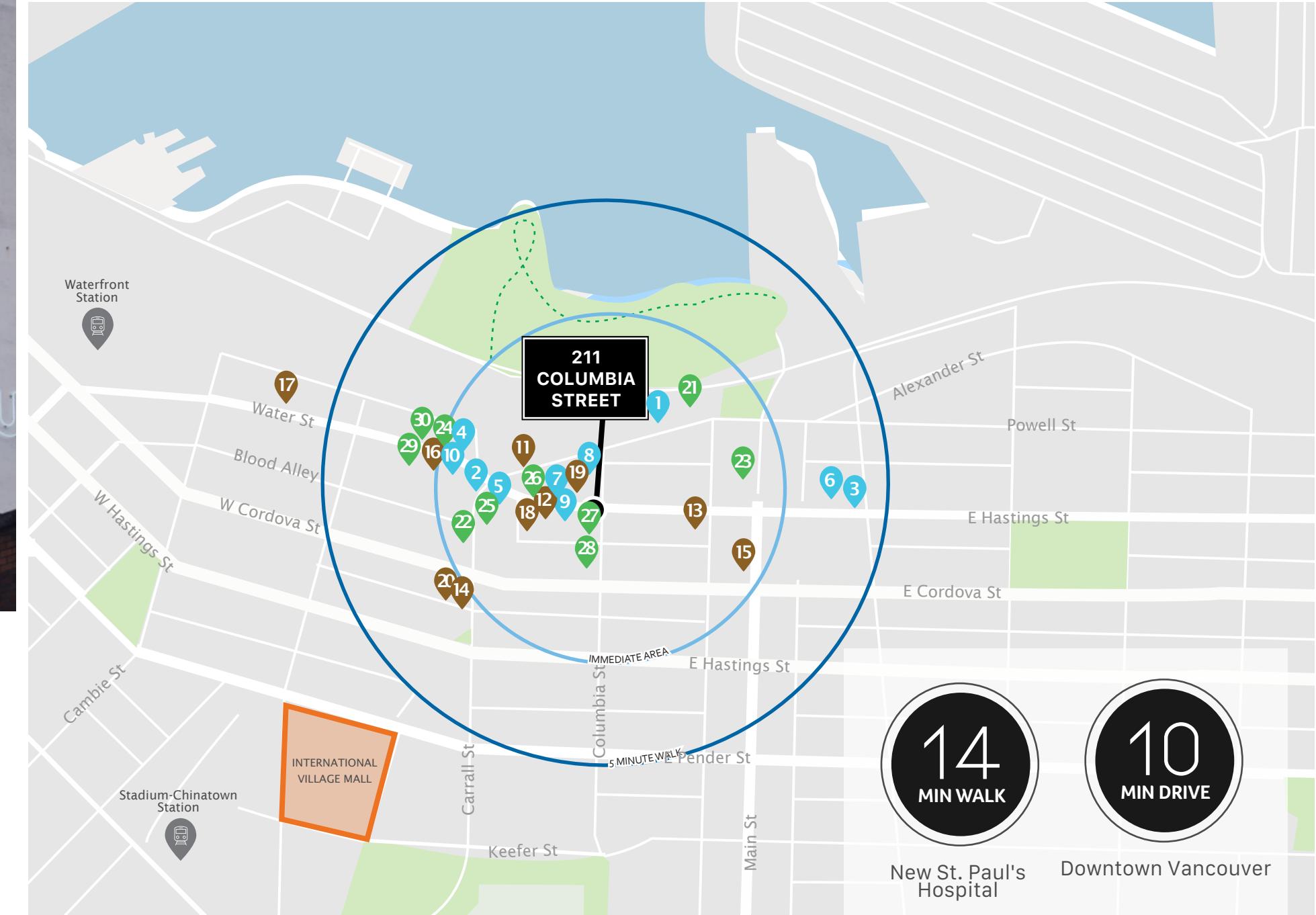
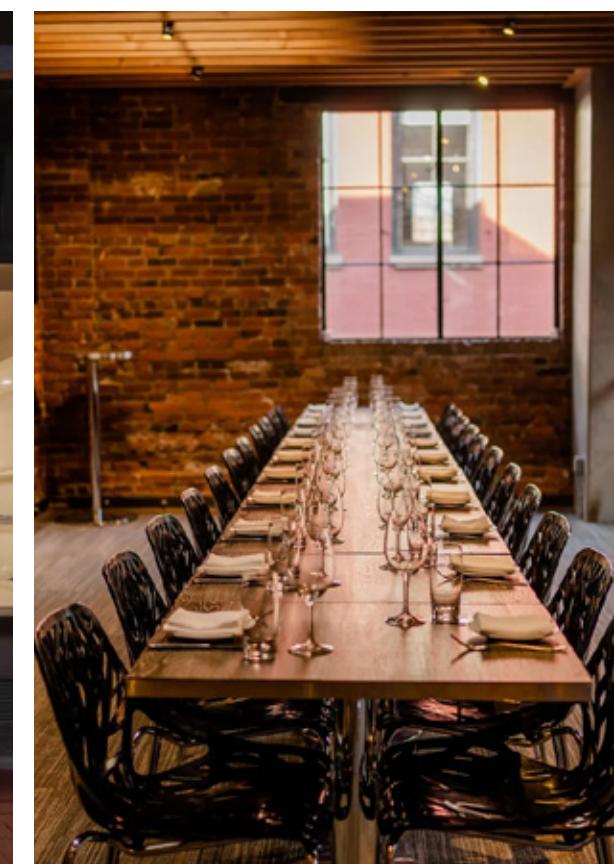
A collaborative community of Entrepreneurs, Innovators, and Creators.





THE LOCATION

Strategically located in the heart of trendy Gastown, on the southwest corner of Powell Street and Columbia Street. Gastown is an internationally renowned heritage zone, both a bustling tourist destination and a trendy gathering place for locals. Characterized by cobblestone streets, brick and timber heritage buildings and abundant historical charm, the district houses numerous design studios, technology and software companies, leading architectural firms, various upscale home décor boutiques, several independent art galleries, and some of the best culinary fare and busiest gastro pubs in Vancouver. Numerous acclaimed restaurants including L'Abattoir, Pidgin and Di Beppe, as well as a thriving retail market including COS by H&M, Roden Gray, Herschel Supply Co., and Inform Interiors, have established Gastown as one of the most stylish neighborhoods in the world. The area is intersected by numerous transit routes, and is in close proximity to the SeaBus terminal, Waterfront SkyTrain Station and the West Coast Express.



SURROUNDING AMENITIES

DINING + COCKTAILS

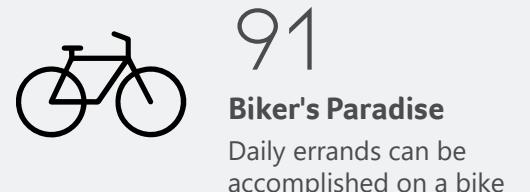
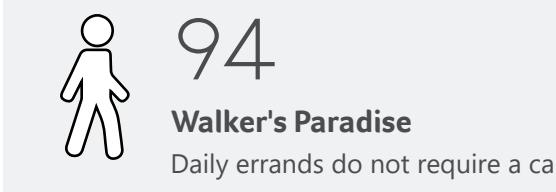
1. Alibi Room
2. TAKENAKA Uni Bar
3. St. Lawrence Restaurant
4. Monarca
5. Robba da Matti
6. Cuchillo
7. Zoomak Korean Tavern
8. Brioche Ristorante
9. L'Abattoir
10. Oku Izakaya Bar

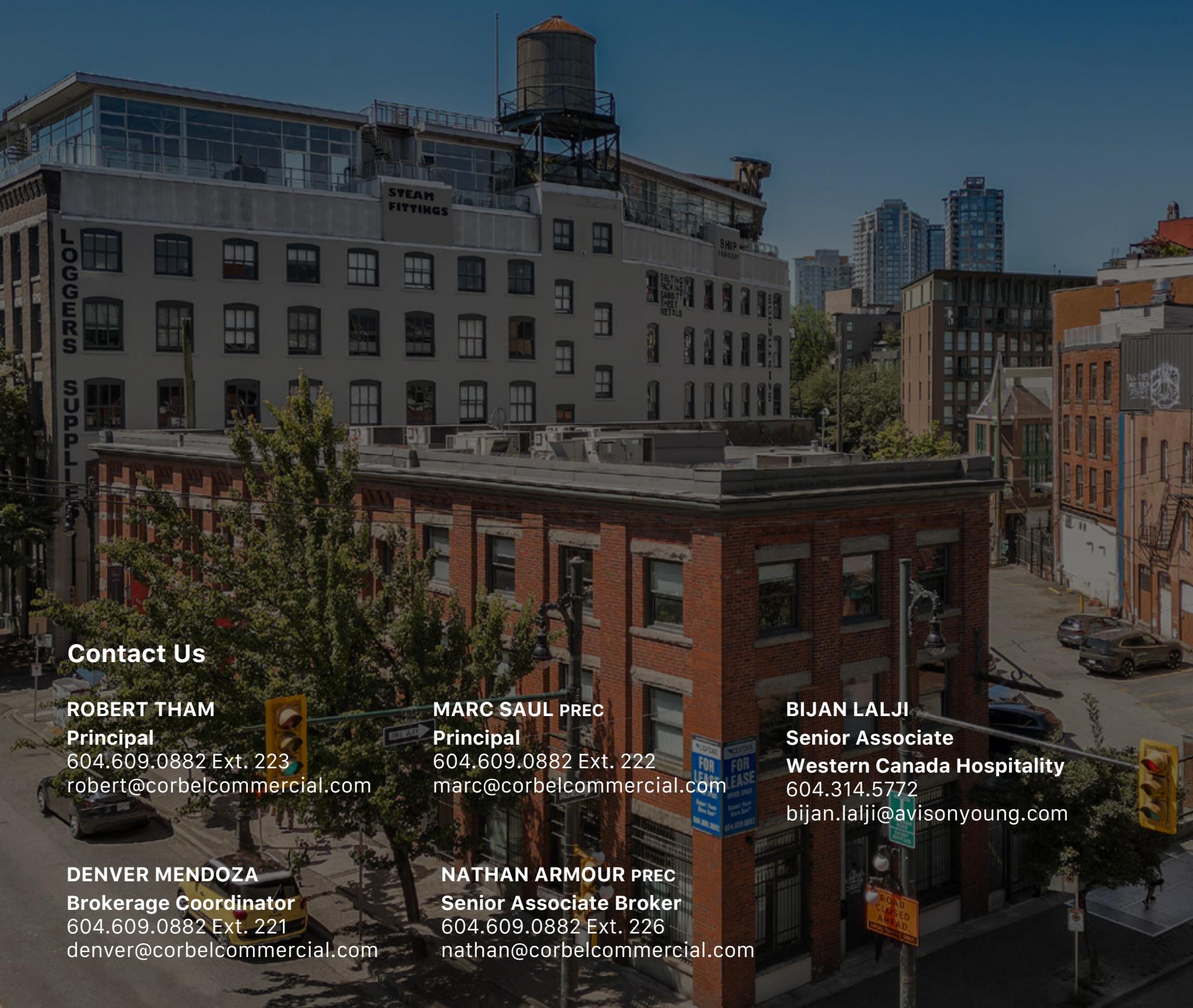
COFFEE + CASUAL FARE

11. Soft Peaks Ice Cream
12. Milano Espresso Lounge
13. Cadeaux Bakery
14. East Van Roasters
15. Saan Saan Cafe
16. Chocolats Favoris
17. Café Kitsuné
18. Skewers Souvlaki Pita Bar
19. Birds & The Beets
20. Nelson the Seagull

BUSINESSES + SHOPS

21. Cutler
22. Le Labo
23. Vini Vici Bridal
24. Aesop
25. From Another
26. Stüssy
27. Dynamo Fencing
28. Rituals of Love
29. NEIGHBOUR
30. DRMERS CLUB





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