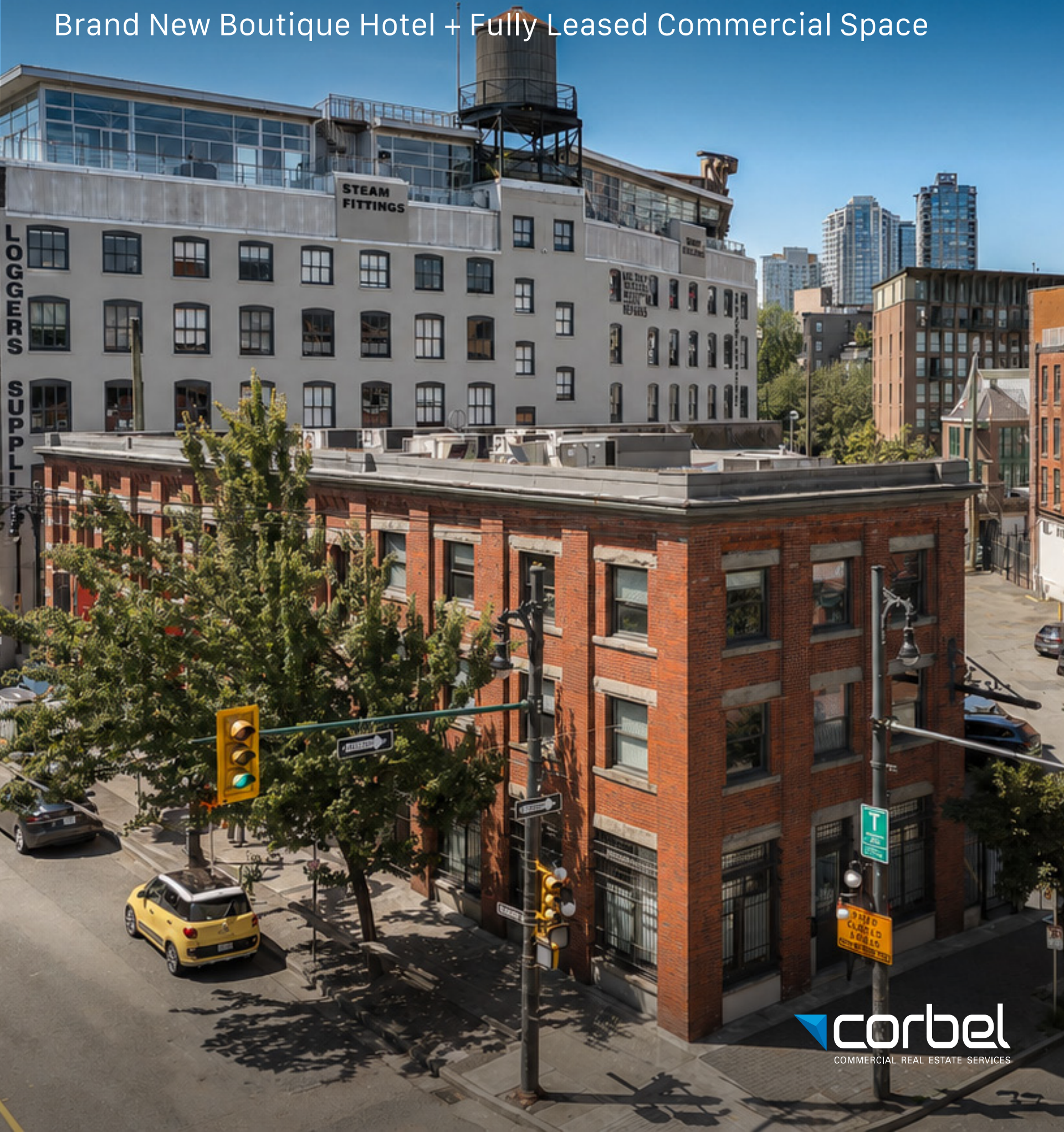


FOR SALE

# BLOCK HOUSE

211 Columbia Street | Exclusive Gastown Investment Opportunity

Brand New Boutique Hotel + Fully Leased Commercial Space



# Rooted in Gastown. Built for Community.



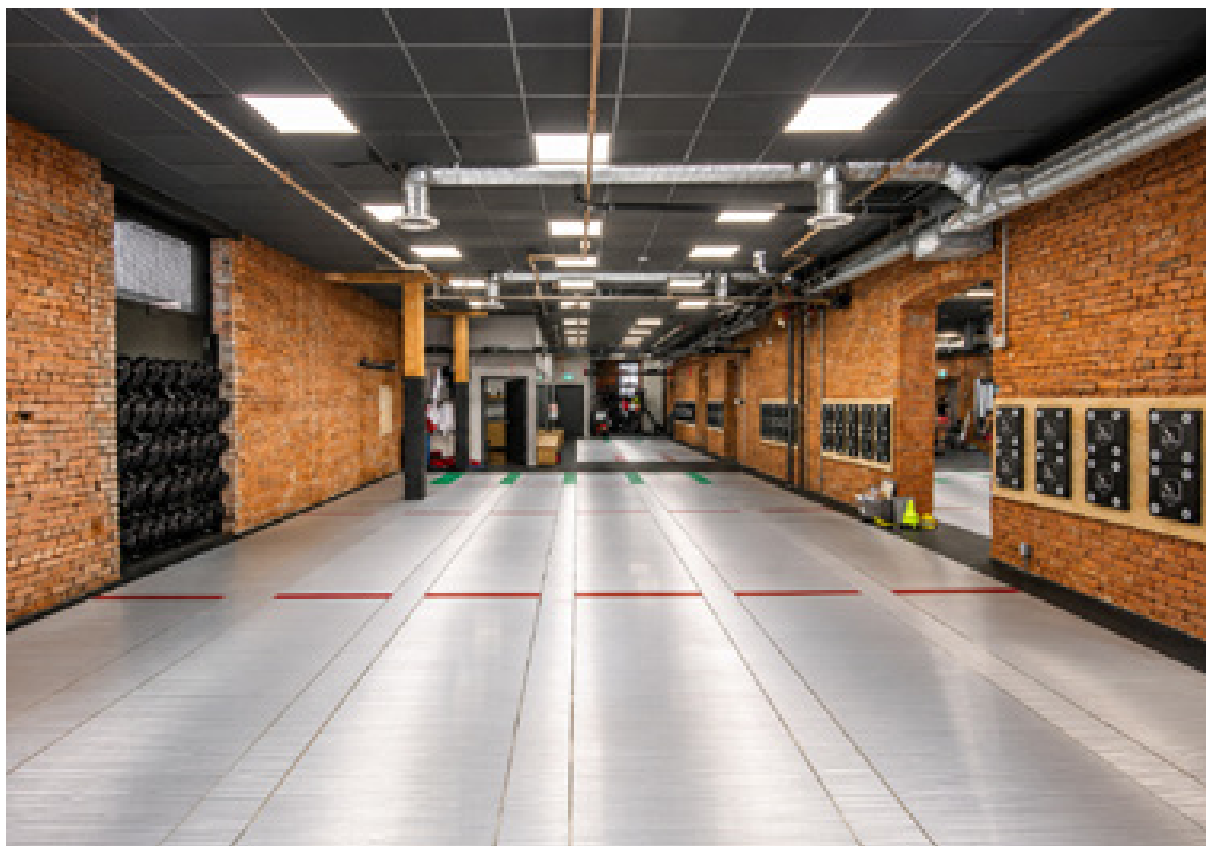
## THE OPPORTUNITY

211 Columbia Street (Block House) is a thoughtfully restored ±26,826 SF brick-and-timber heritage building in the heart of Gastown that has been transformed into a mixed-use boutique hospitality asset. The property comprises 19 boutique hotel suites on the upper floors and fully leased commercial space on the main and lower levels, creating a unique mixed-use investment opportunity in one of Vancouver's most sought-after and vibrant neighbourhoods.

The hotel was purpose-built to accommodate both short- and extended-stay guests, with the majority of suites featuring premium Italian-designed kitchens. The property is fully complete, operational, and leased to an experienced hotel operator, offering a turnkey investment opportunity with the flexibility for a future owner to either continue the existing hotel lease or operate the hotel directly.

Recipient of the Heritage Award of Honour (2003), the property features a restored brick and stone façade, character-rich brick-and-timber interiors complemented by impressive ceiling heights, operable heritage windows, and a refined interior palette that reflects timeless craftsmanship and elevated design.

211 Columbia Street presents a compelling opportunity for both investors and owner-operators—either as a stabilized income-producing asset with an experienced hotel operator in place or for purchasers seeking to directly operate a fully built boutique hotel in the heart of Gastown.





// Where timeless architecture, modern hospitality, and local culture come together.

## SALIENT FACTS

|                                 |                                                                                |
|---------------------------------|--------------------------------------------------------------------------------|
| Civic Address                   | 211 Columbia Street                                                            |
| Lot Size <sup>1</sup>           | 9,569 SF (Approx.)                                                             |
| Building Size <sup>1</sup>      | Rentable: 26,826 SF (Approx.)   Gross: 28,388 SF (Approx.)                     |
| Building Breakdown <sup>1</sup> | 11,600 SF (Approx.) Hotel Portion<br>15,226.00 SF (Approx.) Commercial Portion |
| Zoning                          | HA-2 (Gastown Historic Area)                                                   |
| Legal Description               | PL F BLK 7 DL 196 GROUP 1 NWLD LMP49319                                        |
| PID                             | 025-000-322                                                                    |
| Property Tax                    | \$79,301.40 (2026)                                                             |
| NOI (Projected/Actual)          | Please contact agent                                                           |
| Asking Price                    | <b>\$16,500,000.00</b>                                                         |

<sup>1</sup>All sizes are approximate and subject to verification.



## INVESTMENT HIGHLIGHTS



### Flexible Investment Opportunity

Continue leasing the hotel to the experienced operator for stable income or operate the boutique hotel directly while retaining the existing commercial income, allowing purchasers to choose the ownership strategy that best aligns with their investment objectives.



### Combined Hospitality Opportunity

211 Columbia Street may also be acquired together with 80 Powell Street, the directly adjacent site of a proposed 90-key boutique hotel with destination rooftop restaurant, creating a combined hospitality opportunity of up to 109 hotel rooms.



### Fully Operating Hotel

Purpose-built 19-suite boutique hotel that is fully complete, operational and leased to an experienced hotel operator.



### Rare Hospitality Offering in Gastown

The only short-term accommodation options in Gastown aside from the Cambie Hostel, capturing unmet demand for authentic local stays in a heritage setting.



### Flexible Stay Configuration

Thoughtfully curated collection of 19 boutique hotel suites featuring brand-new designer washrooms and, in the majority of suites, premium Italian-designed kitchens, positioning the property to capture both nightly and extended-stay demand while enhancing operational flexibility, revenue potential, and the overall guest experience.



### Stabilized Mixed-Use Hospitality Asset

Fully leased ground and lower-level commercial tenancies provide secure in-place income, complemented by a newly completed 19-suite boutique hotel that creates a diversified revenue stream and positions the property for long-term growth in Gastown's hospitality market.



### 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.



### 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.

# ABOUT BLOCK HOUSE

Block House is a 19-suite boutique hotel complemented by fully leased ground and lower-level commercial premises, providing stabilized baseline income and diversified cash flow. The hotel has been purpose-built for efficient operations, utilizing smart self-check-in technology, limited staffing, and flexible suite layouts, with the majority of suites featuring premium Italian-designed kitchenettes to accommodate both short- and extended-stay guests.

Purchasers have the flexibility to continue leasing the hotel component to the existing operator or assumed direct operation, while the fully leased commercial premises provide immediate, stable, and diversified income under either ownership strategy.

**Hotel Component:** 11,600.00 SF (Approx.)  
**Rooms:** 19 self-contained suites



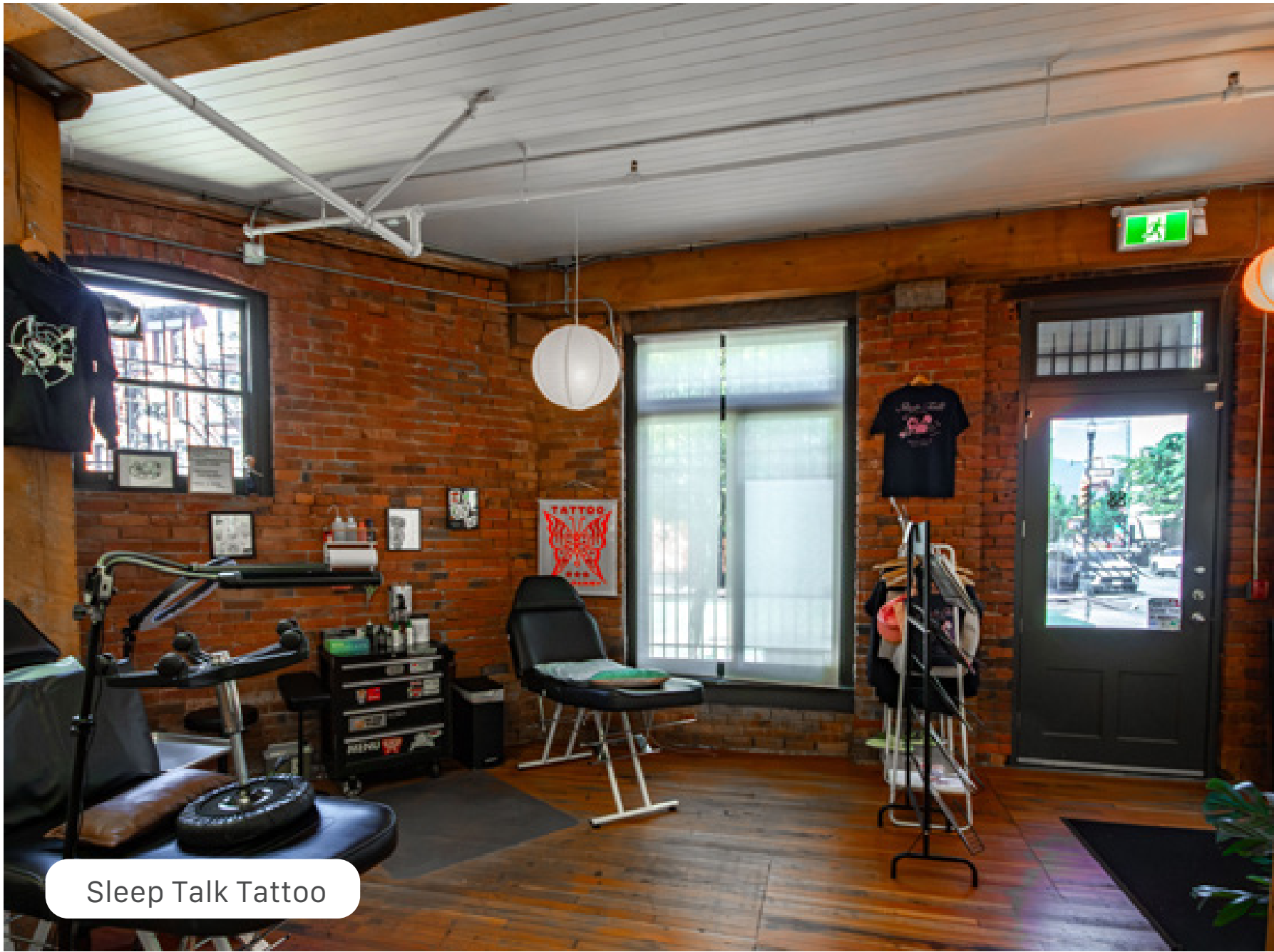
## KEY FEATURES

- Italian-designed kitchens, washroom cabinetry and closets
- Premium Spanish stone countertops
- High-efficiency lighting throughout
- Two common area washer and dryer stations
- Two self-contained suites with private laundry
- Refinished heritage hardwood floors
- Contemporary renovated lobby
- Smart self-check-in system
- High-speed internet
- Thoughtfully curated furnishings throughout

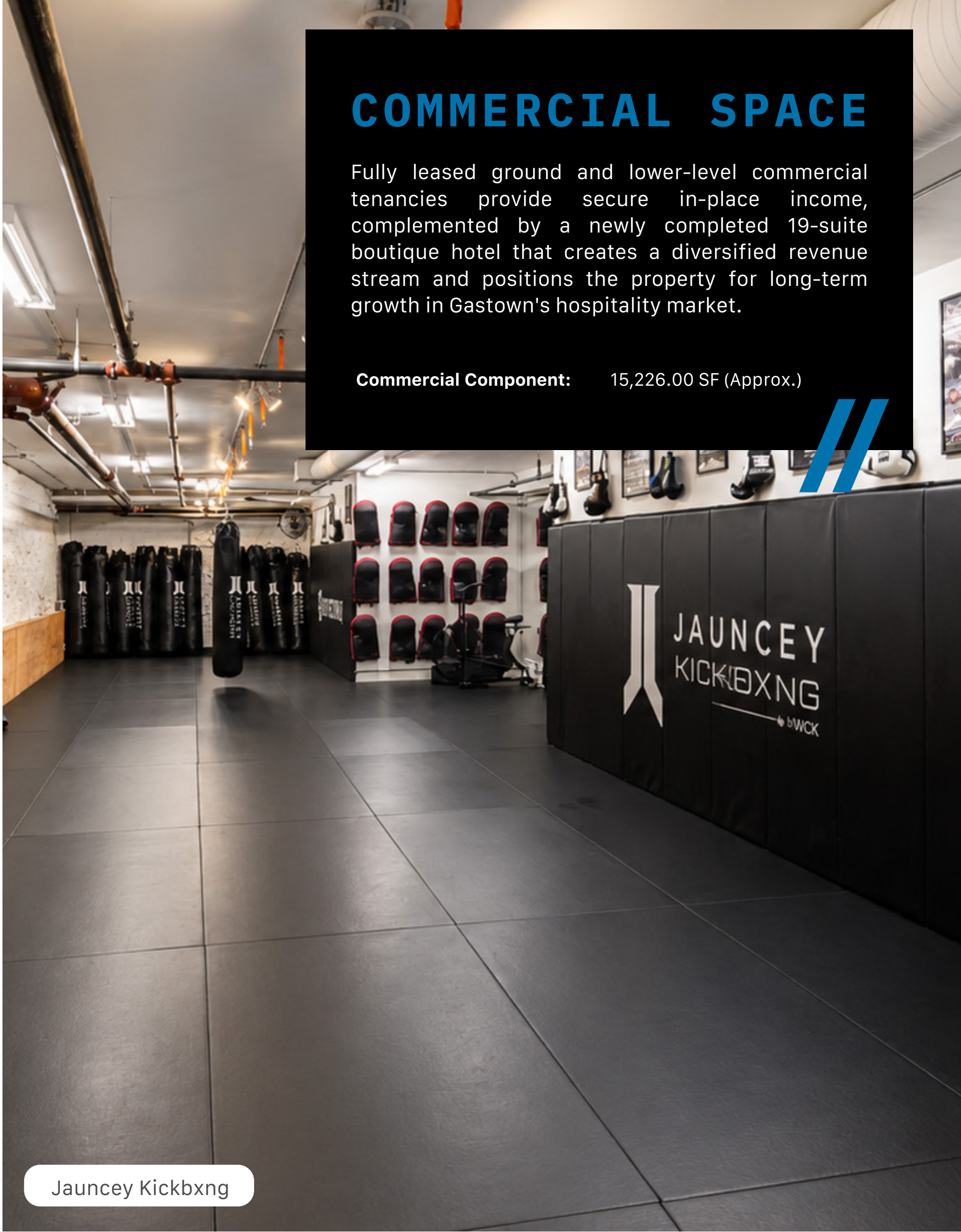




Dynamo Fencing



Sleep Talk Tattoo



# COMMERCIAL SPACE

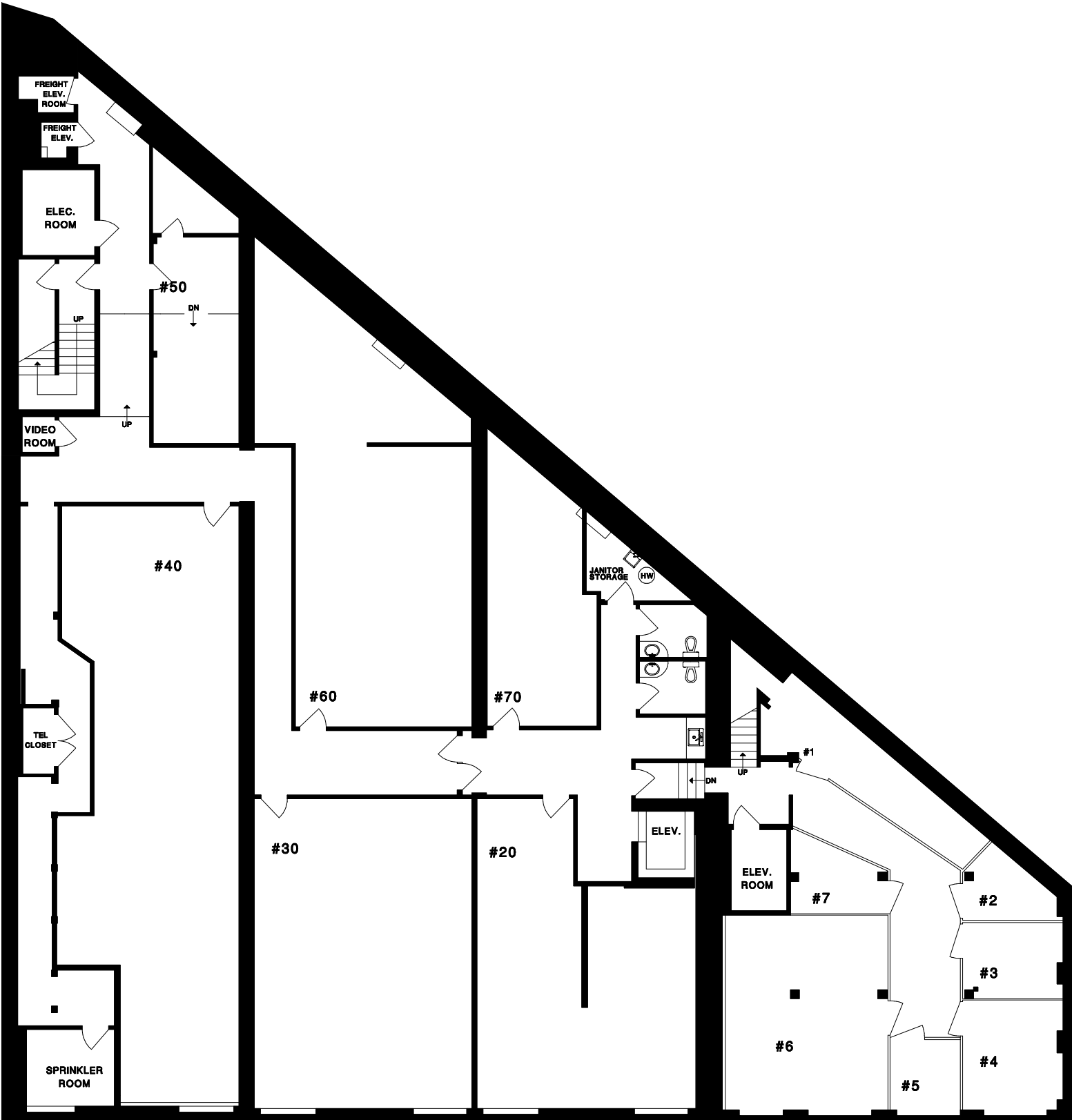
Fully leased ground and lower-level commercial tenancies provide secure in-place income, complemented by a newly completed 19-suite boutique hotel that creates a diversified revenue stream and positions the property for long-term growth in Gastown's hospitality market.

**Commercial Component:** 15,226.00 SF (Approx.)

Jauncey Kickbxng

# FLOORPLANS

Commercial Retail Units



**Basement**  
(Fully Leased)



**Main Floor**  
(Fully Leased)

# FLOORPLANS

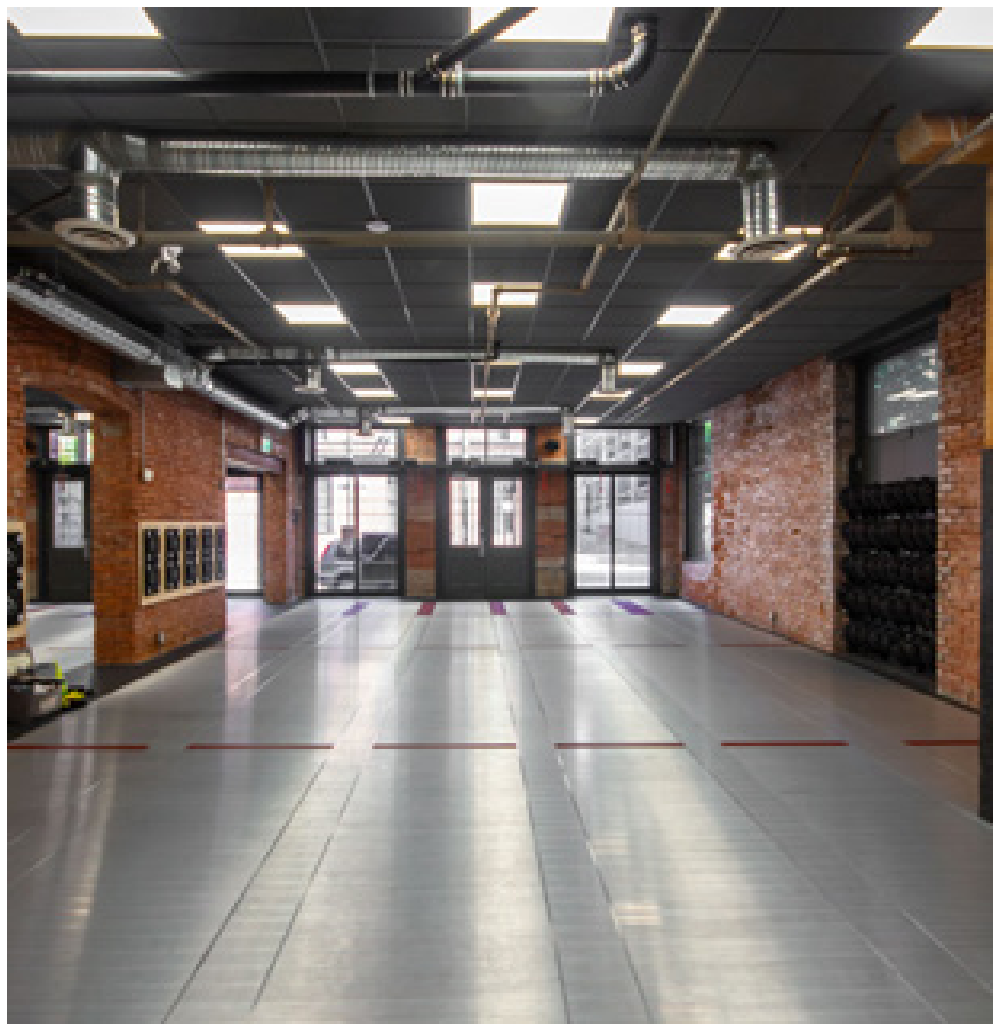
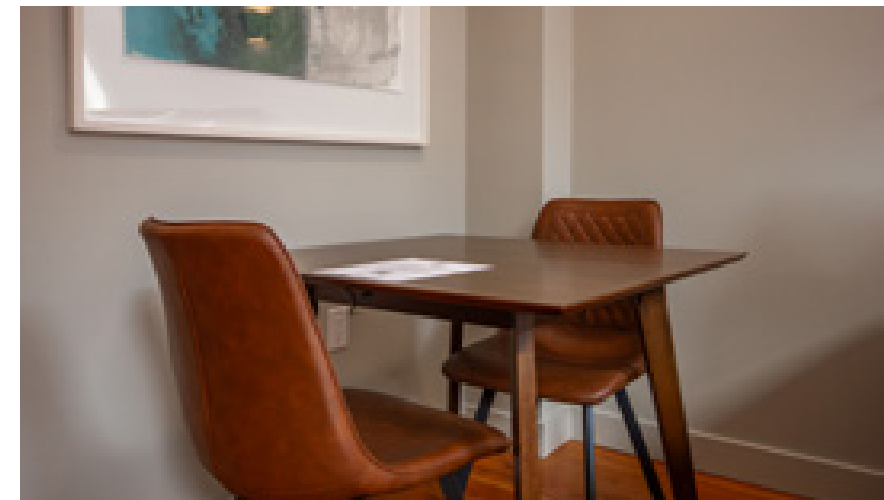
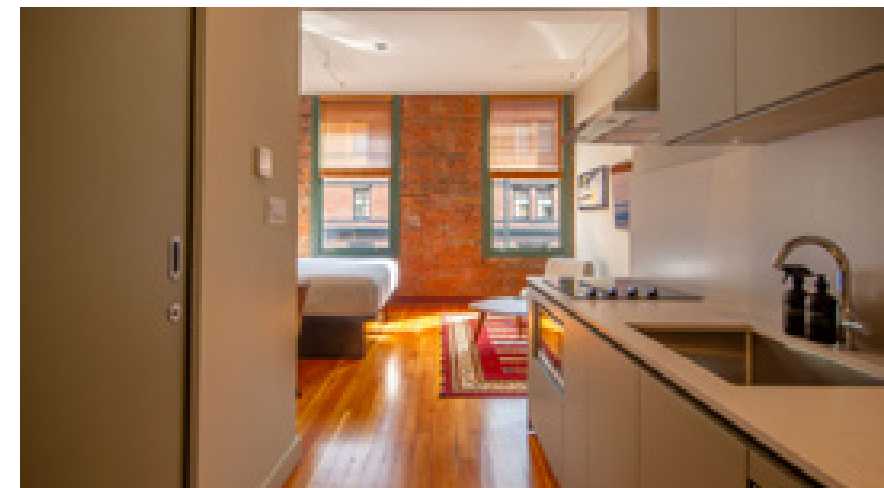
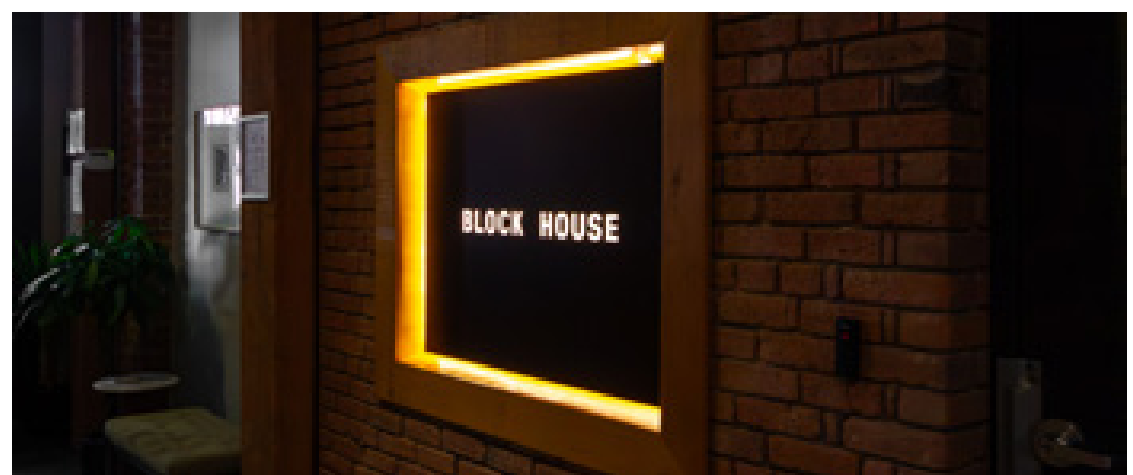
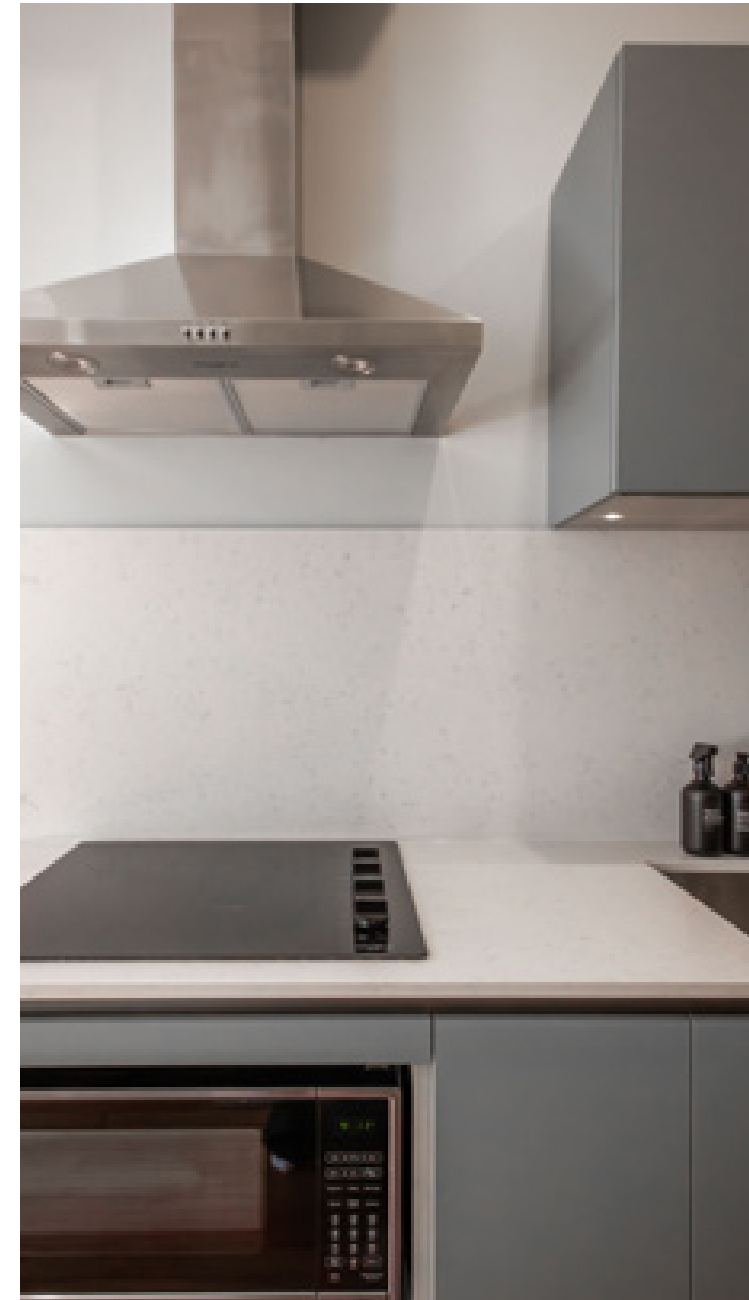
Brand New Self-Contained Hotel Units



Level 2

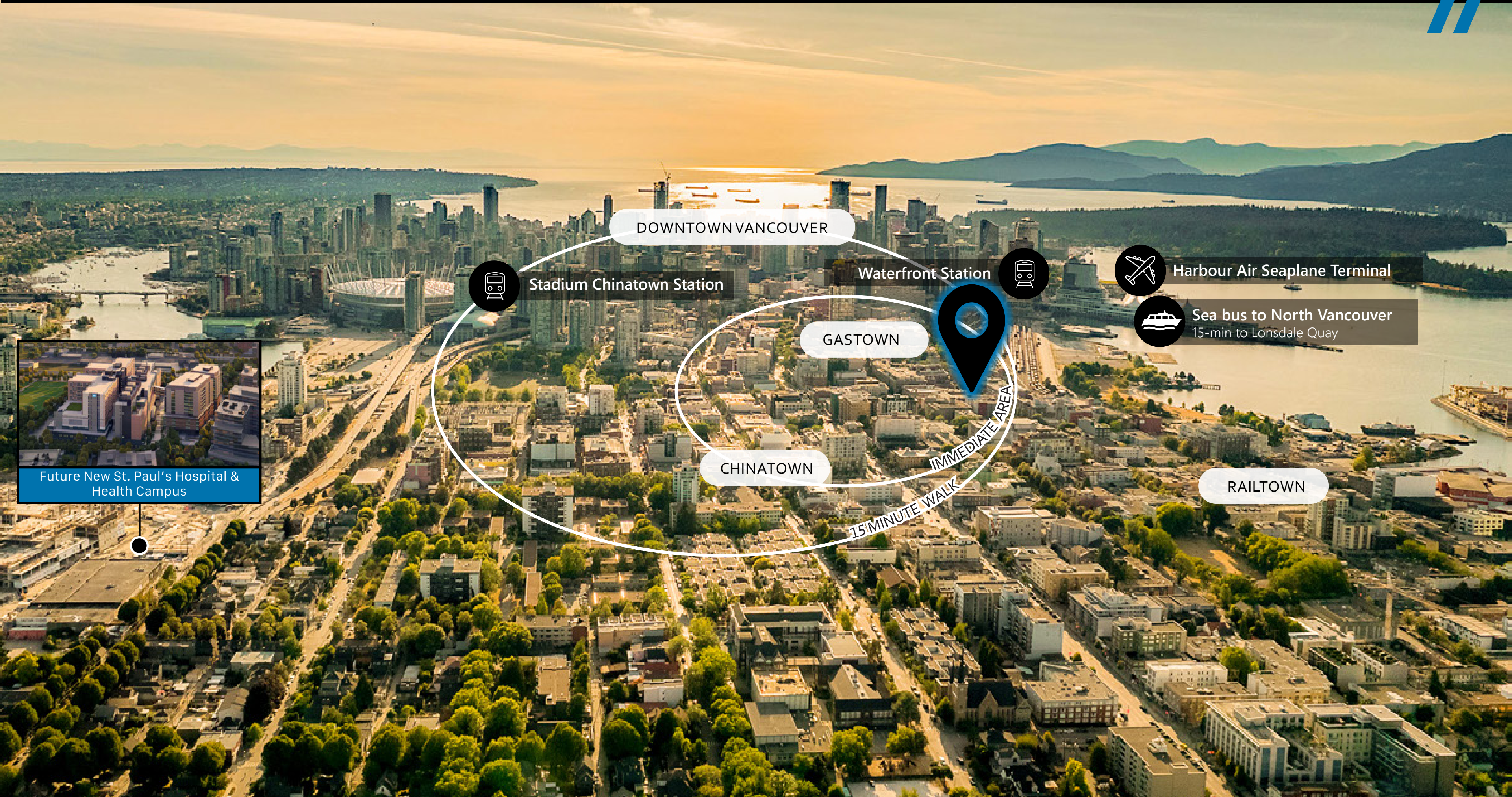


Level 3

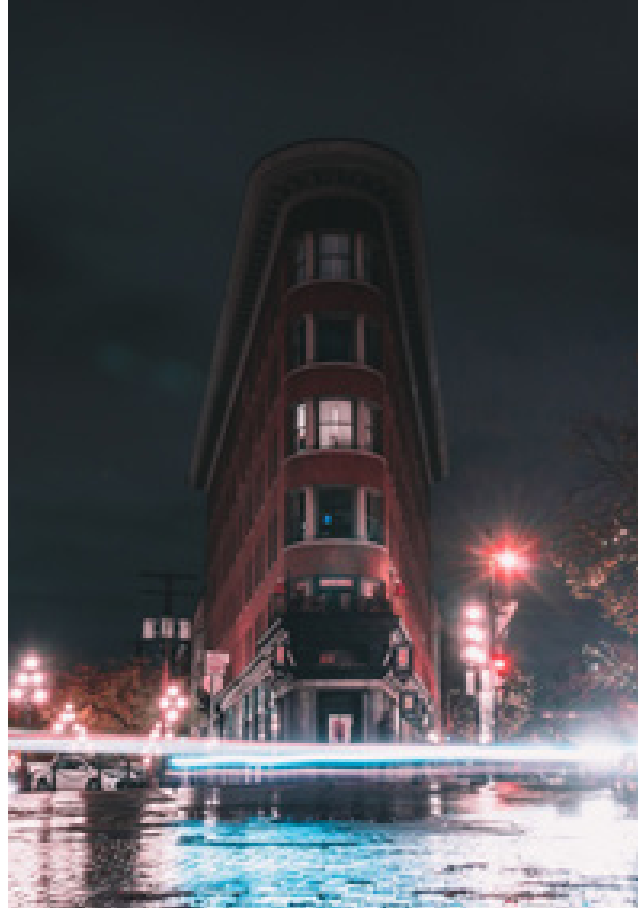


defining  
the edge  
of gastown.

A collaborative community of Entrepreneurs, Innovators, and Creators.



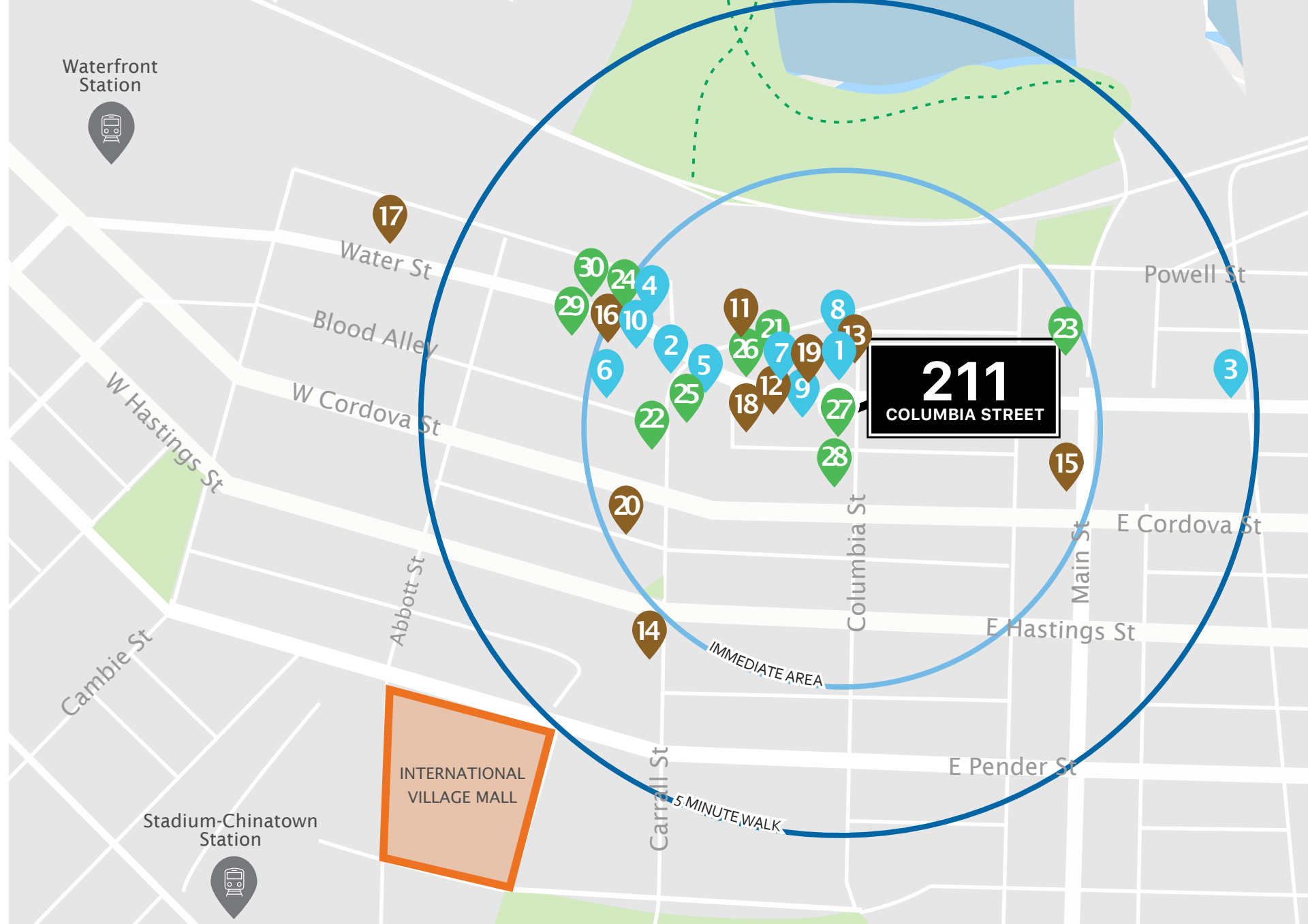
Future New St. Paul's Hospital & Health Campus



## 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, Amber Listening Lounge, and Di Beppe, as well as a thriving retail market including COS by H&M, Roden Gray, Kotn, 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. Amber
2. TAKENAKA Uni Bar
3. St. Lawrence Restaurant
4. Monarca
5. Robba da Matti
6. Entrecôte Restaurant
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. Celeste
14. Aiyaohno
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. Neighbour Object
22. Le Labo
23. Vini Vici Bridal
24. Aēsop
25. From Another
26. Stüssy
27. Dynamo Fencing
28. Rituals of Love
29. NEIGHBOUR
30. DRMERS CLUB



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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