

# SOLD

# 202 CARRALL STREET

EXCEPTIONAL GASTOWN MIXED-USE INVESTMENT PROPERTY



**corbel**  
COMMERCIAL REAL ESTATE SERVICES

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# SUMMARY

Corbel Commercial is excited to announce the sale of 202 Carrall Street, a remarkable freestanding, 3-storey mixed-use investment property located in the heart of Gastown. This property features two prime commercial retail units on the main floor, both fully leased, along with 42 micro-residential units situated on the second and third floors<sup>1,2</sup>.

Strategically positioned just steps away from the upcoming Cohen Block Development—an innovative collaboration involving Jacqui Cohen, Army & Navy Properties, and Bosa Properties—as well as the newly developed Blood Alley by Westbank, 202 Carrall Street is at the center of significant urban revitalization. Blood Alley boasts a diverse mix of 142 market and non-market rental homes, complemented by vibrant retail, dining, and lounge spaces at street level. The development also includes a public plaza and Vancouver's latest live music venue, connected by a unique breezeway that links Blood Alley Square to Cordova Street.

# SALIENT FACTS

<b>CIVIC ADDRESS</b>	202 Carrall Street, Vancouver BC
<b>LOT SIZE<sup>3</sup></b>	5,050 SF (Approx.)
<b>PID</b>	014-292-491
<b>LEGAL DESCRIPTION</b>	LT 27, BLK 7, PL VAP184, DL 196, GROUP 1, NWLD, S 42 FEET, GLORY HOTEL
<b>ZONING</b>	HA-2 (Historic Gastown Area)
<b>PROPERTY TAX</b>	\$50,511.80 (2023)
<b>SALE PRICE</b>	<b>\$6,300,000.00</b>

<sup>1</sup>Approved occupancy with the City of Vancouver: 202 Carrall Street: Retail with ancillary health care office | 206 Carrall Street: Retail | 204 Carrall Street: 41 sleeping units. Purchaser is responsible for obtaining all necessary municipal approvals and licenses for occupancy.

<sup>2</sup>Subject to the City of Vancouver's Single Room Accommodation (SRA) bylaw.

<sup>3</sup>All sizes are approximate and subject to verification.