



# 35 GORE AVENUE EXCEPTIONAL RAILTOWN INVESTMENT PROPERTY

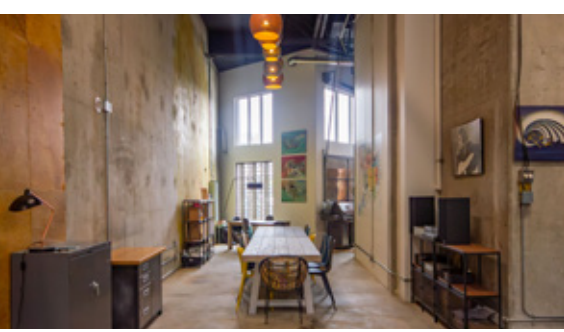
# SOLD!

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# SUMMARY

Corbel Commercial is proud to announce the sale of 35 Gore Avenue. The subject property is situated in the Edge Development, a large-scale mixed-use development that features creative and inspirational spaces for living and working. Situated in Railtown District, a flourishing creative enclave, it's home to esteemed businesses like Aritzia and Herschel Supply Co. Railtown also offers top dining experiences, such as Ask For Luigi and Vancouver Urban Winery, and hosts trade-focused firms like Dossier and Bloom Furniture Studio. With upcoming commercial developments, Railtown stands strategically just east of Gastown and only minutes away from Downtown Vancouver.

# SALIENT FACTS

<b>CIVIC ADDRESS</b>	35 Gore Avenue, Vancouver BC
<b>STRATA LOT SIZE*</b>	1,522 SF + Mezzanine <sup>2</sup> (Approx.)
<b>PID</b>	024-404-829
<b>LEGAL DESCRIPTION</b>	STRATA LT 154, PL LMS3818, DL 196, GP 1, NWLD, & DL 4281
<b>ZONING</b>	CD-1 (361) Comprehensive Development
<b>PROPERTY TAX</b>	\$3,569.07 (2023)
<b>SALE PRICE</b>	<b>\$1,190,000.00</b>

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

<sup>2</sup>The mezzanine is non-conforming and the property is sold as is where is.

\*Approved occupancy with the City of Vancouver is residential unit with an artist studio – class B. Purchaser is responsible for obtaining all necessary municipal approvals and licenses for their occupancy.