

SOLD!

Downtown Vancouver

Chinatown

Gastown

Railtown

Future New St. Paul's Hospital



E PENDER STREET

E HASTINGS STREET



441 & 449 E PENDER STREET STRATHCONA DEVELOPMENT/INVESTMENT PROPERTY

FOR SALE

ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com



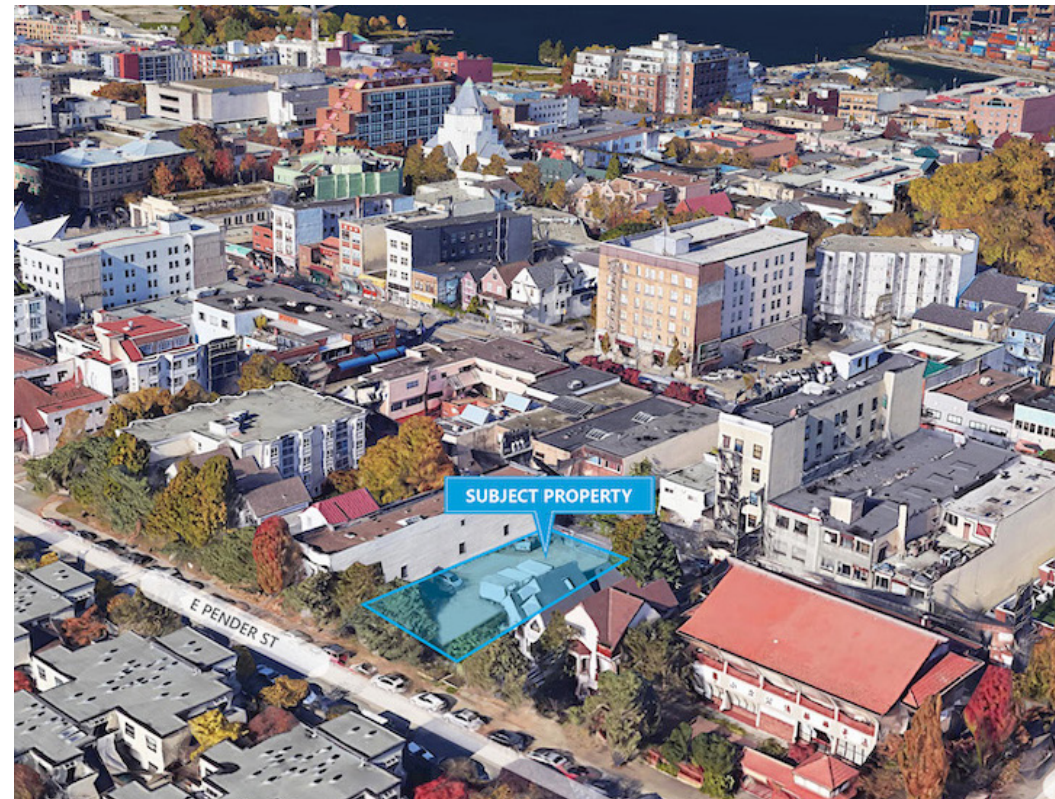
INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

THE SUMMARY

Corbel Commercial is proud to announce the sale of 441 & 449 East Pender Street, exceptional rare vacant lots located in the highly sought-after Strathcona neighborhood. The property is minutes away from downtown Vancouver and is in close proximity to Railtown, Chinatown, and Gastown. It is also approximately 4 blocks north of the new St. Paul's Hospital lands - a \$2 billion, 800,000 SF technology, research, and medical state of the art campus.

The area has seen rapid growth in commercial and residential development in recent years, , boasting an excellent mix of amenities, public spaces, retail shops, restaurants, and cafes. This prime location is strategically poised for continued exceptional growth and a massive influx of new businesses and residents.



SALIENT FACTS

Civic Address	441 & 449 E Pender Street
Lot Size¹	9,150 SF (Approx.)
PID	015-578-747, 015-578-763, 015-578-739
Legal Description	LT 23 & 24, 25 BLK 70 PL VAP196 DL 196 NWD
Zoning	RT-3 (Two Family Dwelling)
Property Tax	\$13,397.84 (2023 - Amalgamated)
Sale Price	\$3,550,000.00

¹All sizes are approximate and subject to verification.

