

FOR SALE

142 E PENDER STREET

PRIME CHINATOWN INVESTMENT & OWNER-OCCUPIER OPPORTUNITY



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THE OPPORTUNITY

Corbel Commercial is pleased to present a 100% freehold interest in a restaurant class 1 building in the heart of Chinatown. This opportunity boasts a main plus lower-level asset with a full commercial vented kitchen, an improved lower level featuring kitchen prep spaces, staff areas, a walk in cooler and dry storage.

The subject property is located in Chinatown, one of Vancouver's most vibrant and emerging neighborhoods, rich in history and filled with trendy new places to live, work, and shop, the property is directly across Vancouver's premier lifestyle apparel boutique, Livestock and just blocks away from several accoladed restaurants including Kissa Tanto, Barbara, & Bao Bei.

SALIENT FACTS

Civic Address

142 E Pender Street, Vancouver BC

Zoning

HA-1 (Chinatown Historic Area)

Lot Size*

3,050 SF (Approx.)

Site Dimensions*

25ft x 122 ft (Approx.)

Property Tax

\$31,378.90 (2024)

Building Size*

Main Floor: 2,927 SF (Approx.)
Lower Level: 2,927 SF (Approx.)

Total: 5,854 SF (Approx.)

PID

015-666-719

Actual/Projected Net Income

Please contact agent

Legal Description

LT 32, BLK 15, PL VAP184, DL 196, GP 1, NWLD


Sale Price

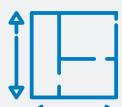
\$3,990,000.00





*All sizes are approximate and subject to verification
*Approved occupancy with the City of Vancouver is restaurant class -1. Purchaser is responsible for obtaining all necessary municipal approvals and licenses for their occupancy.


PROPERTY HIGHLIGHTS


 Brand new single occupant restaurant asset constructed in 2022

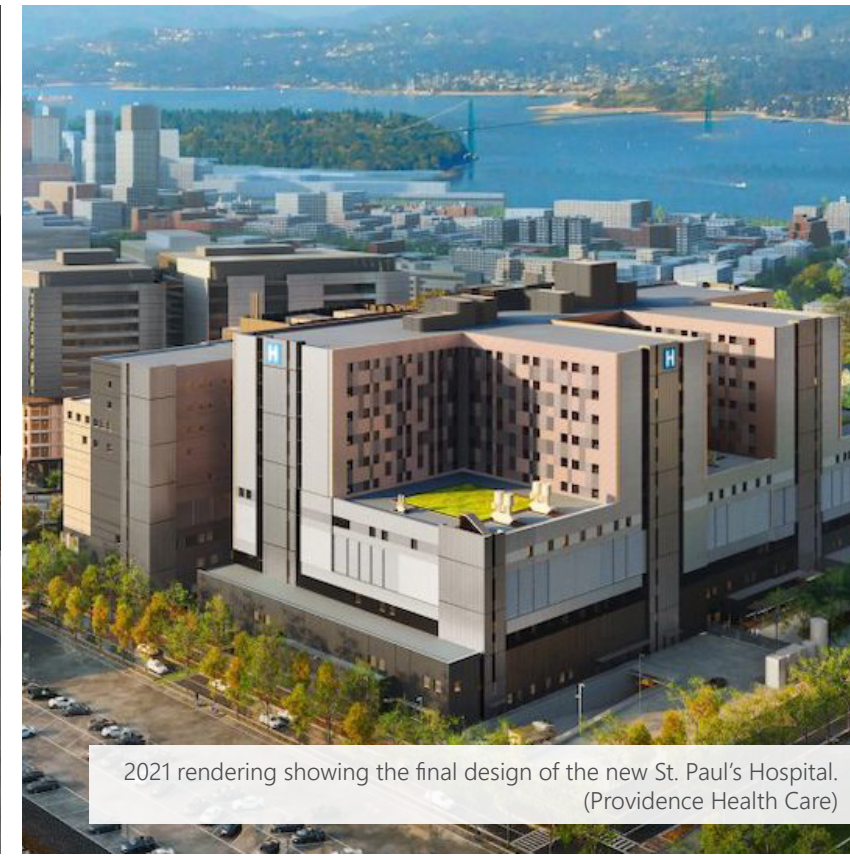
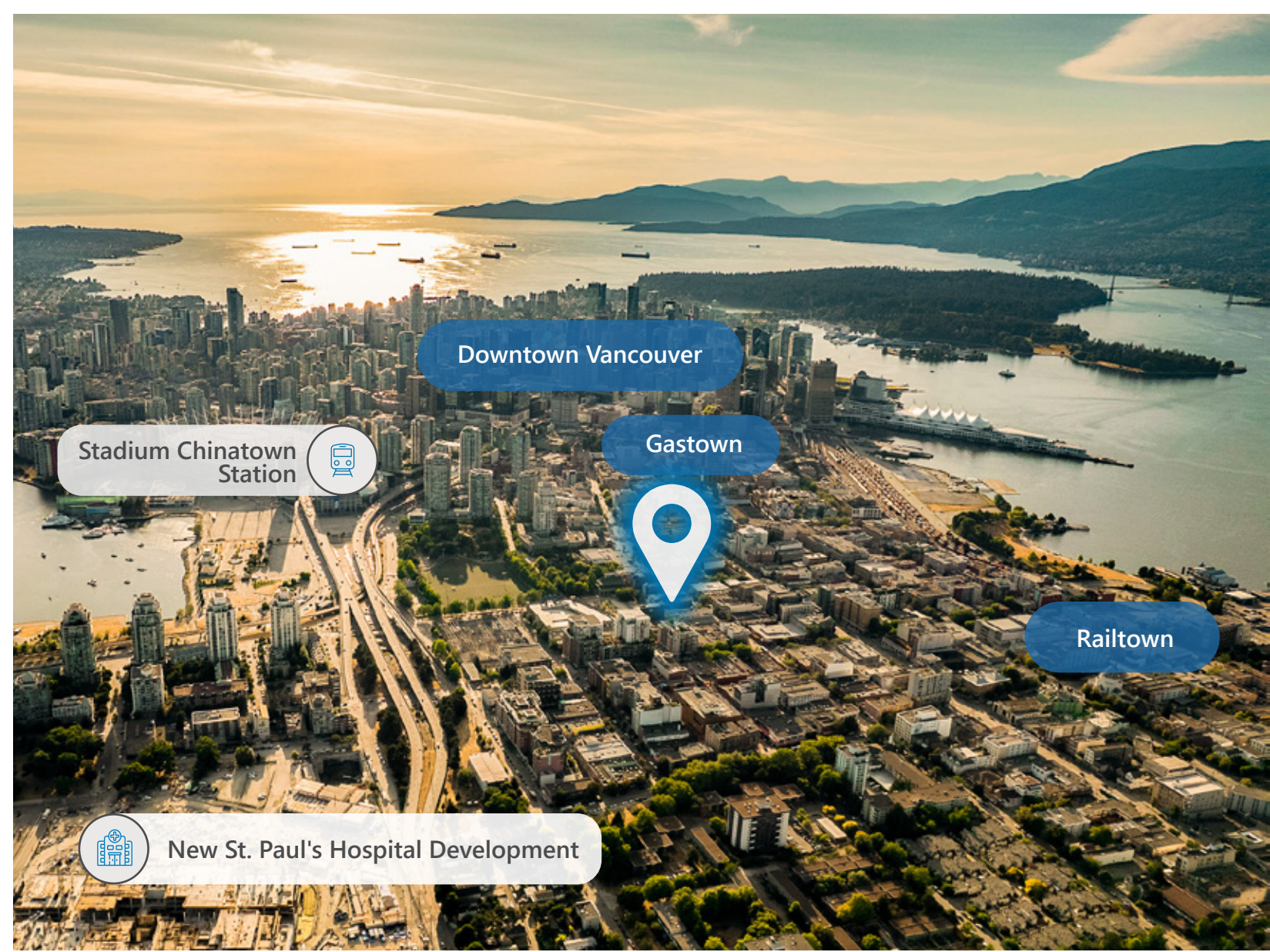
 Main plus lower level with additional partial second level structure

 Customized "wok range" kitchen with full commercial venting system in place

 Brand new building systems including new electrical, plumbing, mechanic systems

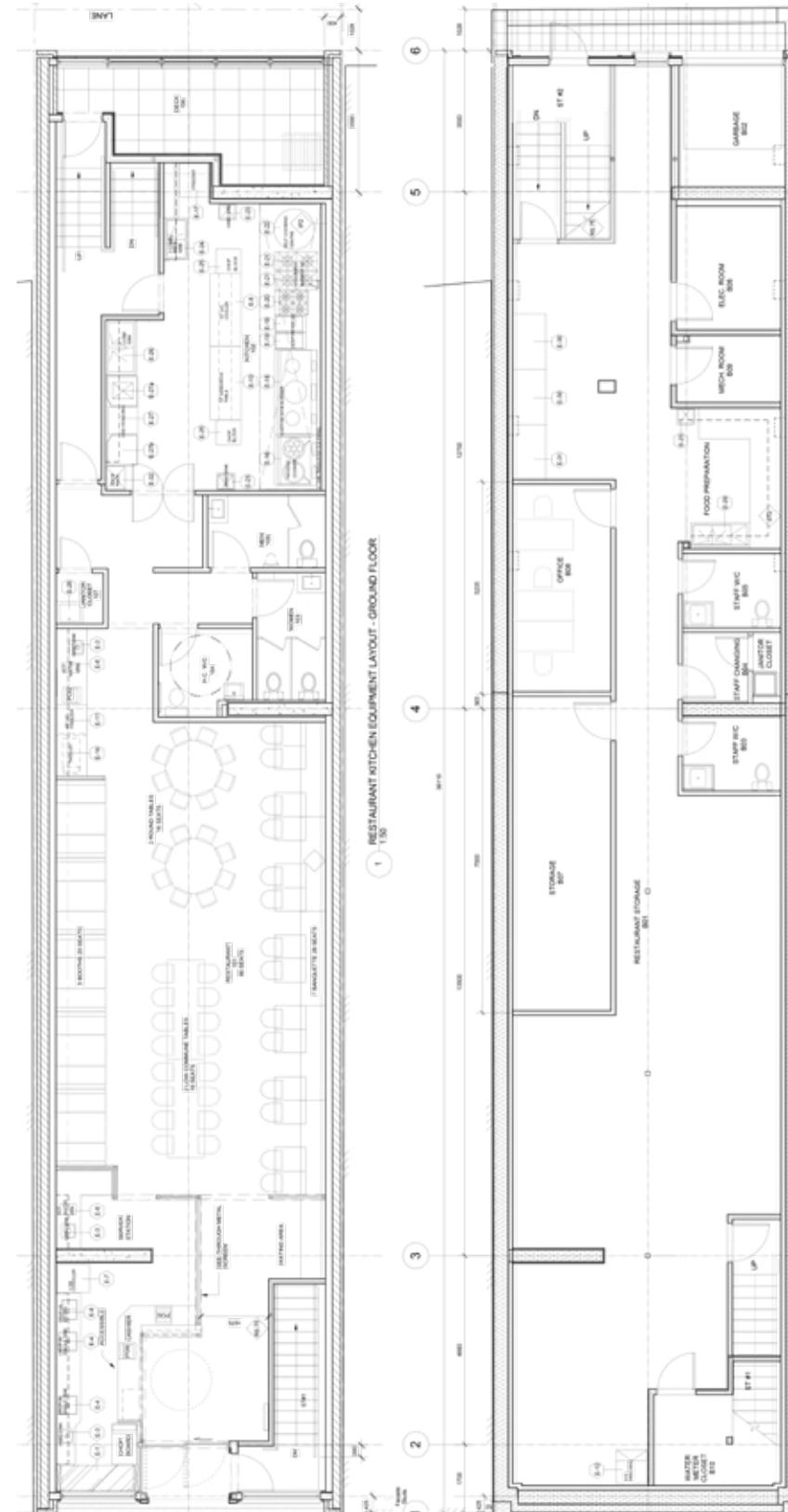
 Dedicated lower level with walk in coolers and freezers, ample storage areas, dedicated food preparation stations and staff washrooms, and parking garage

 Strategically situated blocks from the new St. Paul's Hospital and Health Campus Project. It's expected to have a significant impact on the Vancouver economy through the development of new medical office and research space, retail and restaurant space, hotel space, and rental housing for healthcare workers. The development of these additional facilities will create new business opportunities, attract investment, and drive economic growth.



2021 rendering showing the final design of the new St. Paul's Hospital. (Providence Health Care)

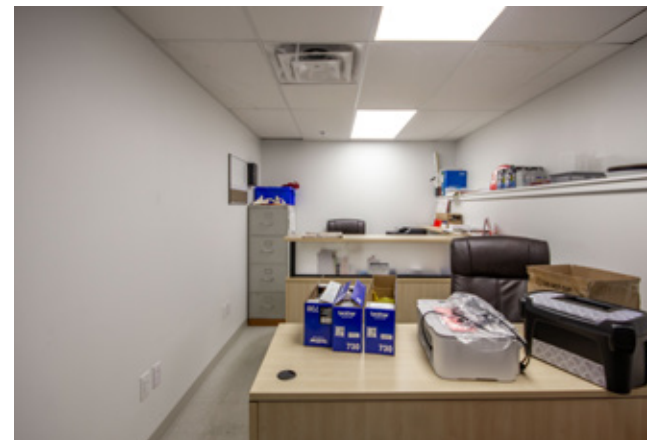
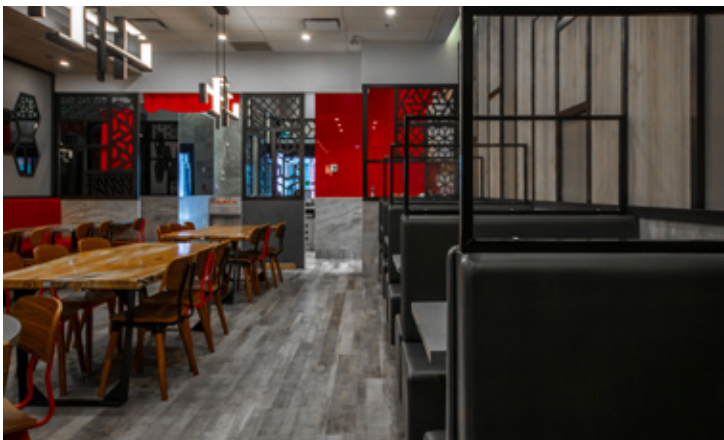
FLOOR PLAN



Building Size (Approx.)

Main Floor: 2,927 SF
 Lower Level: 2,927 SF
Total: 5,854 SF

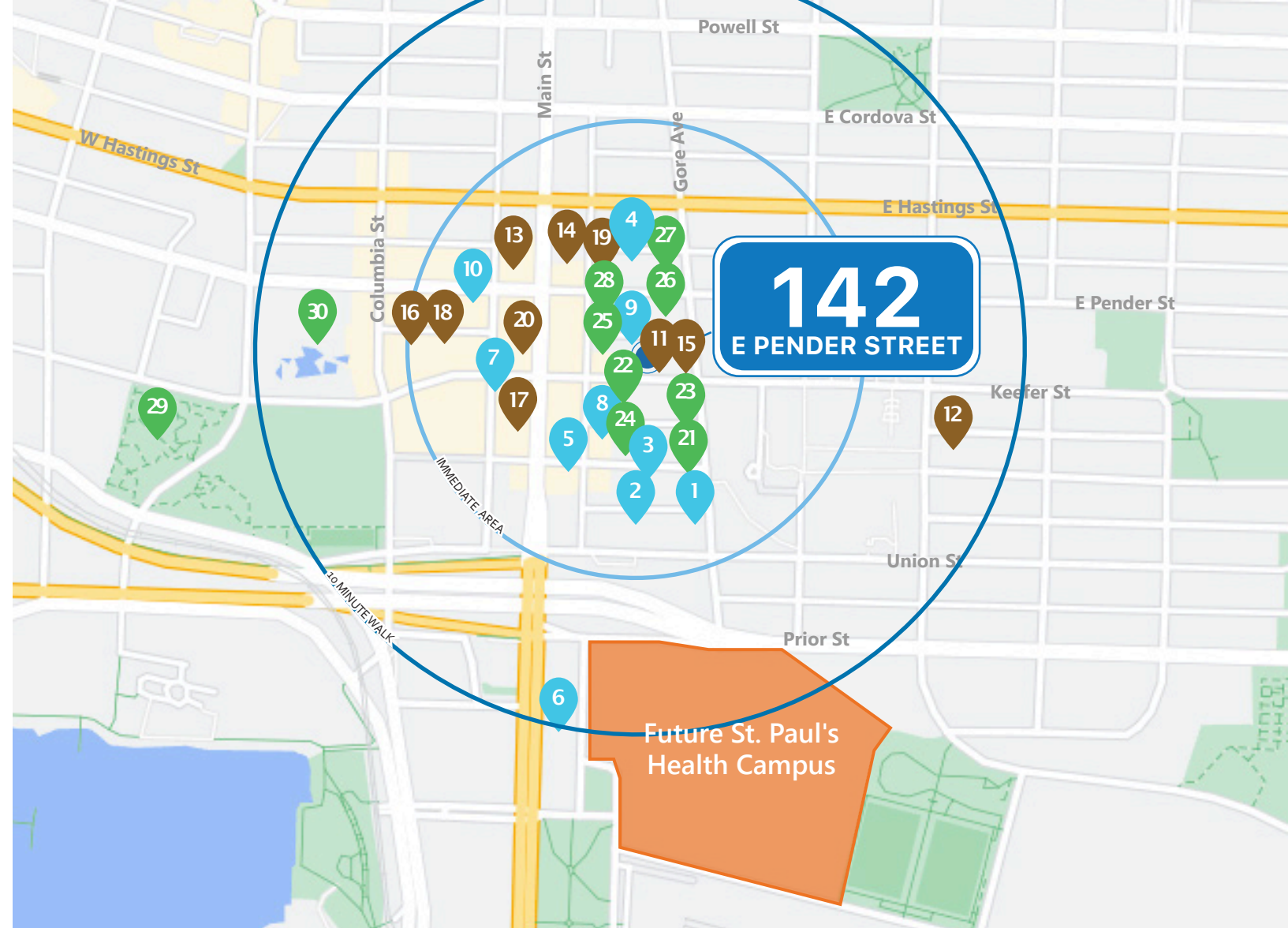
*Floor plan may not be 100% accurate and is subject to verification.





LOCATION

Chinatown is one of Vancouver's most dynamic neighborhoods, rich in history and brimming with new and trendy places to live, work, and play. This vibrant district boasts a stunning variety of boutique retailers, award-winning restaurants, popular cafés, and bakeries. Located on East Pender Street, between Main Street and Columbia Street, the subject property is surrounded by renowned dining spots including New Town Bakery & Restaurant, Kissa Tanto, Chinatown BBQ, Jade Dynasty Restaurant, and many more. Furthermore, the neighborhood eagerly anticipates the completion of the new \$1.9 billion St. Paul's Hospital, a state-of-the-art \$2 billion health campus set to drive a significant influx of employment and development in the immediate area.



DINING + COCKTAILS

1. Hunnybee
2. Bruncheonette
3. Harvest
4. Phnom Penh
5. Kissa Tanto
6. Fiorino
7. Torafuku
8. Juke Fried Chicken
9. Fat Mao Noodles
10. Laowai

COFFEE + CASUAL FARE

11. Sun Fresh Bakery
12. Finch's Market
13. Pizza Coming Soon
14. Propaganda Coffee
15. Maxim's Bakery & Restaurant
16. Chinatown BBQ
17. DALINA
18. New Town Bakery & Restaurant
19. Mello
20. Virtuous Pie

SHOPPING & SERVICES

21. Gore Street Vintage
22. Eastside Boxing Club
23. Myodetox
24. Treasure Green Tea Company
25. Naturally Urban
26. Diaz Combat Sports
27. Team Hybridtraining
28. Vegan Supply Chinatown
29. Andy Livingstone
30. Dr. Sun Yat-Sen Classical Chinese Garden



WALK SCORE

98

Walker's Paradise

Daily errands do not require a car.



TRANSIT SCORE

100

Rider's Paradise

World-class public transportation.



BIKE SCORE

99

Biker's Paradise

Daily errands can be accomplished on a bike.



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