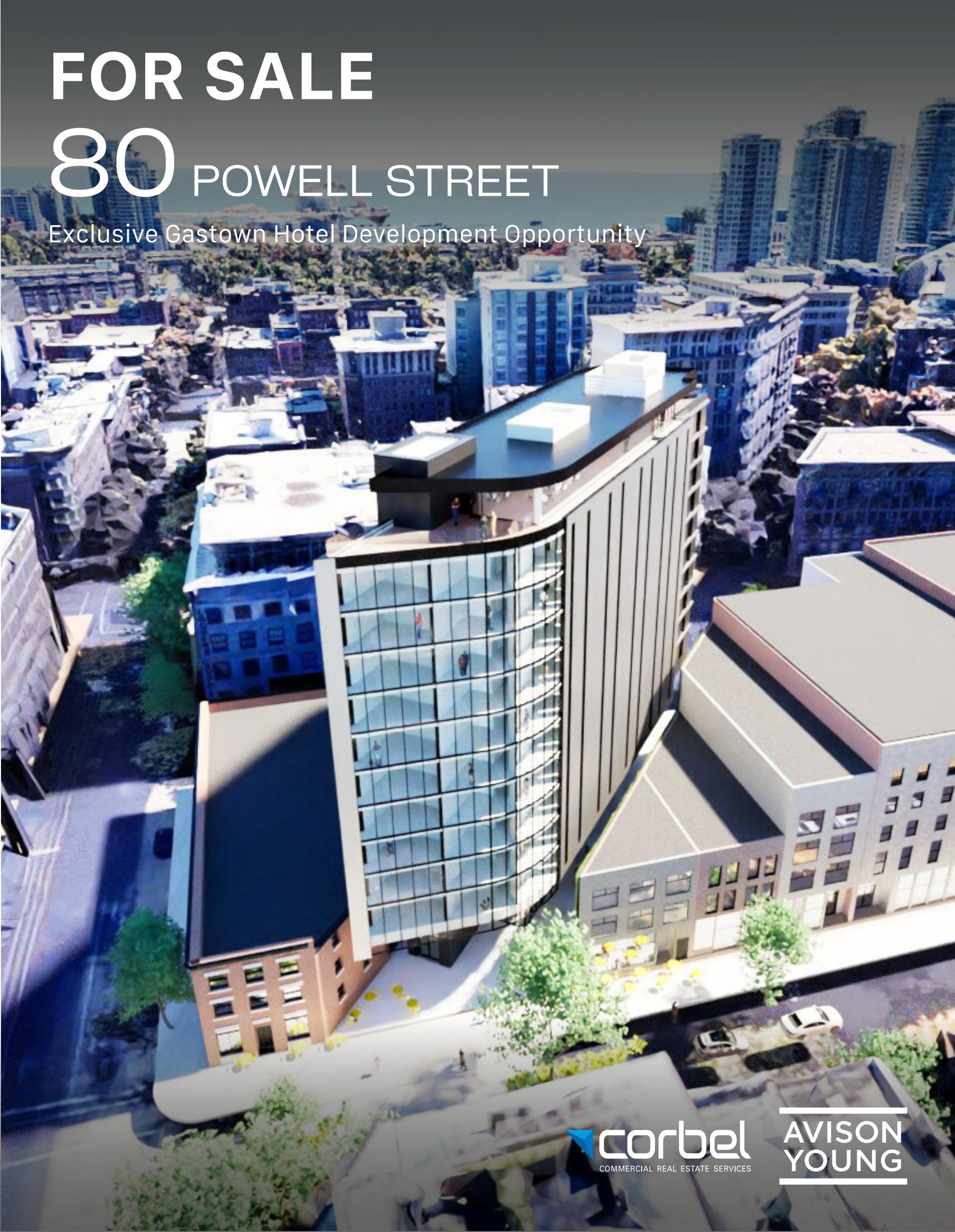


FOR SALE

80 POWELL STREET

Exclusive Gastown Hotel Development Opportunity



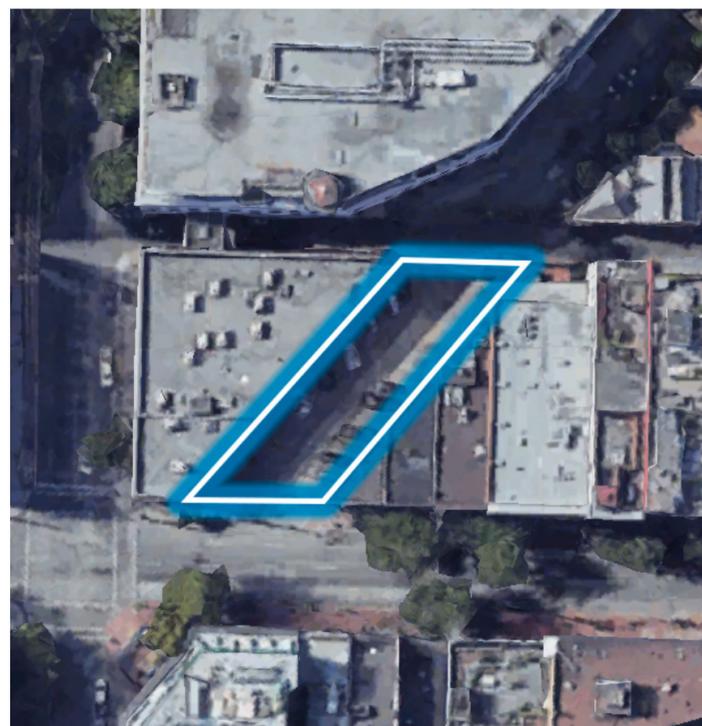
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COMMERCIAL REAL ESTATE SERVICES

**AVISON
YOUNG**

Be a part of Gastown's next chapter.



1968 Photo in Vancouver. (City of Vancouver Archives)



THE OPPORTUNITY

80 Powell Street presents a rare opportunity to develop the first purpose-built hotel in Gastown, one of Vancouver's most iconic and culturally significant neighbourhoods. The site is currently improved as a surface parking lot and is the subject of an active development permit application for a 13–14 storey hotel featuring a publicly accessible destination rooftop restaurant.

The proposed development has been carefully designed to integrate with Gastown's historic urban fabric, referencing the site's former CPR railway alignment and off-grid street pattern while introducing contemporary architecture that complements the surrounding heritage streetscape. A setback, double-height ground floor enhances pedestrian permeability and the guest arrival experience, strengthening connections between Powell Street, the laneway, and adjacent public spaces.

Atop the building, a rooftop restaurant is envisioned as a signature destination offering panoramic views over the downtown waterfront, Burrard Inlet, port facilities, and the North Shore mountains. Designed to serve both hotel guests and the broader community, the rooftop functions as a core branding and revenue component, supporting year-round demand and visibility beyond the in-house guest base.

The hotel's scale and configuration are well aligned with hospitality operations in Gastown, supporting efficient room counts, experiential positioning, and strong per-key performance. 80 Powell Street offers owner-operators and development partners the opportunity to establish a landmark hospitality asset in a highly supply-constrained market, with enduring appeal for both long-term hold and future investment options.



SALIENT FACTS

Civic Address	80 Powell Street
Lot Size ¹	7,945 SF (Approx.)
Zoning	HA-2 (Gastown Historic Area)
Legal Description	PL E BLK 7 DL 196 GROUP 1 NWLD LMP49251
PID	024-971-626
Property Tax	\$8,277.95 (2025)
Asking Price	Please contact agent

¹All sizes are approximate and subject to verification.

INVESTMENT HIGHLIGHTS



Prime Gastown Location

Situated at the eastern edge of Gastown, the site is positioned to define the district's eastern gateway, offering strong visibility and long-term placemaking value.



Destination Rooftop Restaurant

Proposed publicly accessible rooftop restaurant designed as a landmark attraction, offering panoramic views of the downtown waterfront, Burrard Inlet, port facilities, and North Shore mountains.



Proposed Hotel Development

Development permit application underway for a potentially up to 14-storey hotel, introducing a new hospitality asset within one of Vancouver's most established and culturally significant neighbourhoods.



Long-Term Urban Growth

The property benefits from strong tourism fundamentals, ongoing residential growth, and sustained demand for experiential retail and hospitality uses.



Heritage Meets Contemporary Design

Thoughtfully positioned within Gastown's historic context, blending restored heritage architecture with modern design that respects the neighbourhood's scale, materials, and street life.



High Demand Location

Situated in Gastown, one of Vancouver's most recognized heritage and tourism districts with strong foot traffic and hospitality draw.



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.



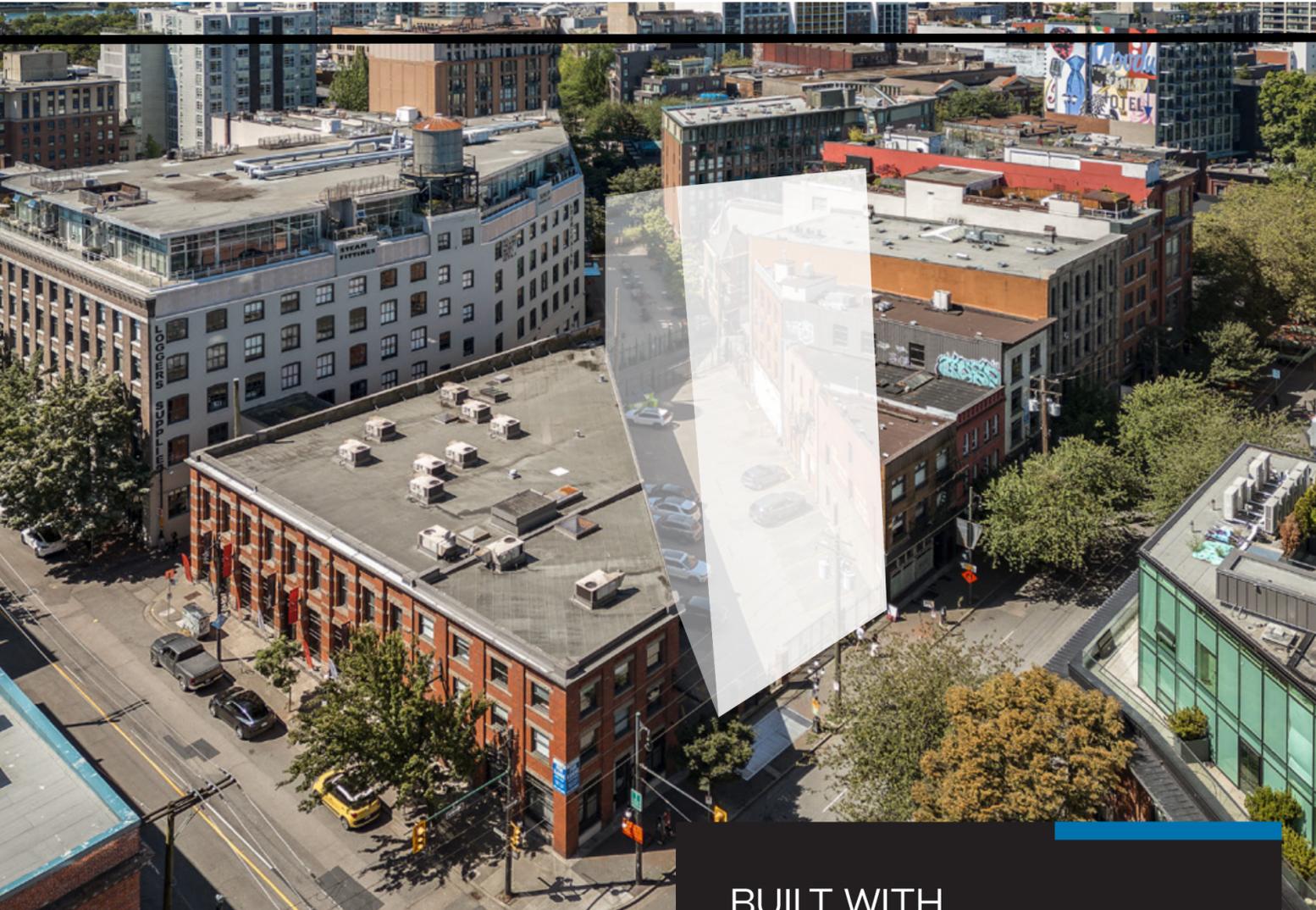
Compelling Risk-Adjusted Development Profile

Development permit application underway with a compelling risk-adjusted entitlement profile in a supply-constrained heritage district.



Optional Existing Hotel Acquisition

In addition to 80 Powell Street, investors have the option to acquire 211 Columbia Street, a 19-unit boutique hotel conversion expected to complete in Q1 2026 and offered separately, enabling immediate operating cash flow alongside longer-term development upside within a cohesive Gastown hospitality portfolio and operational synergies.



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HOTEL DEVELOPMENT SUMMARY

A development permit application has been submitted for an up-to 14 storey hotel comprising approximately 100–110 guest rooms and a publicly accessible destination rooftop restaurant envisioned as a new Gastown landmark.

The hotel is optimally scaled for Gastown, with an efficient room layout supporting stronger key economics, operational efficiency, and a differentiated, experience-driven guest offering relative to larger, more commoditized downtown hotels.

Crowning the building, the rooftop restaurant will feature approximately 3,300 SF of indoor dining space with additional outdoor patio seating, offering near 360-degree panoramic views of downtown Vancouver, the waterfront, Burrard Inlet, port facilities, and the North Shore mountains. Positioned as a destination for both hotel guests and locals, the rooftop enhances operating performance through brand visibility, diversified revenue, and year-round appeal.

Upon completion, the asset is well suited to owner-operators and branded hospitality groups seeking long-term exposure to a supply-constrained market, while the landmark rooftop component and Gastown address also support attractive investment optionality, including long-term hold, recapitalization, or exit to institutional hospitality capital seeking irreplaceable urban assets.



Architectural design references the site's historic CPR railway alignment and Gastown's off-grid urban fabric, integrating contemporary form with the neighbourhood's heritage character.



Covered open space with glazed walls and retractable lobby walls to create a seamless indoor and outdoor space.



Top floor restaurant with panoramic views open to both hotel guests and general public



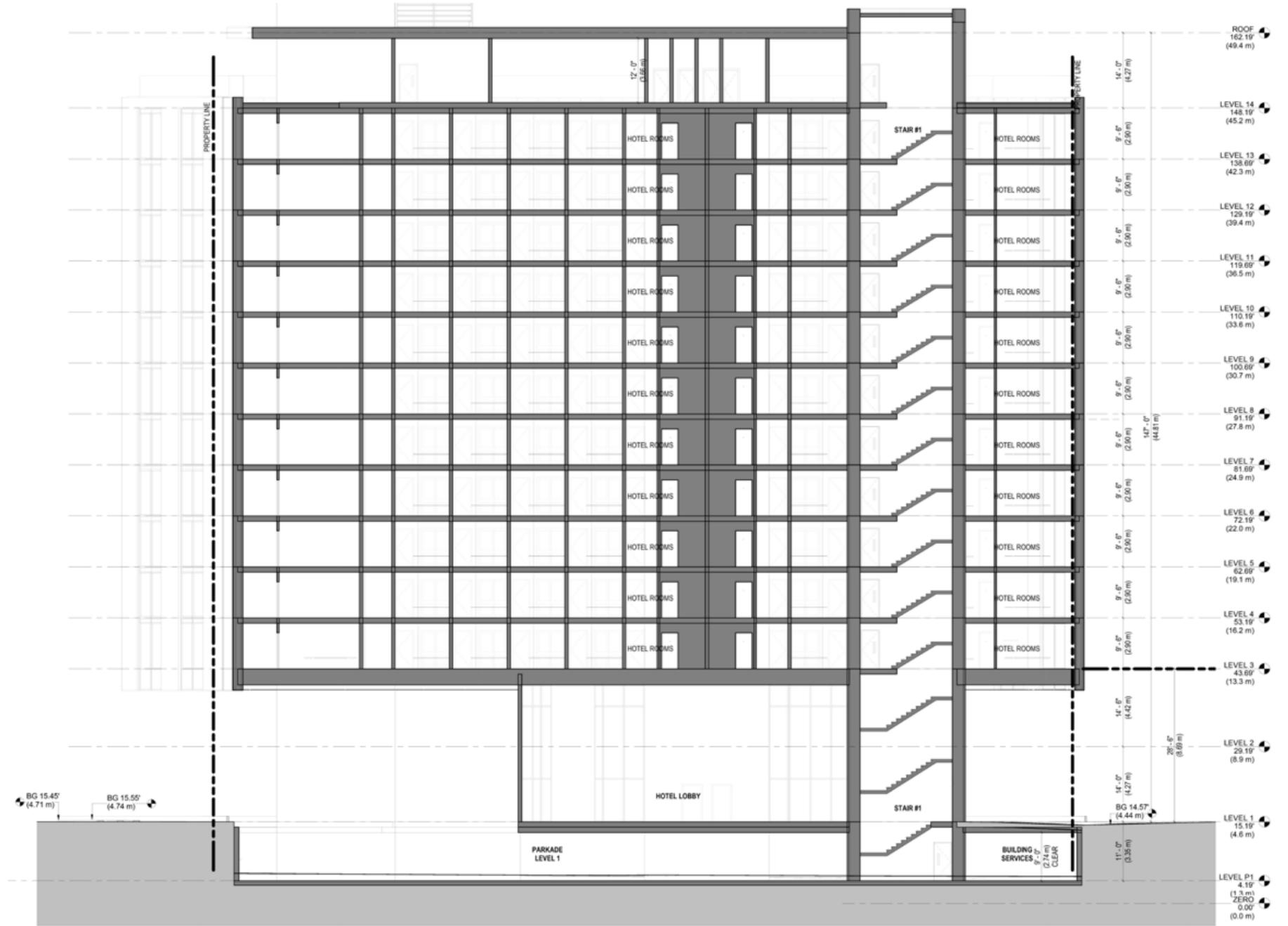
Development Details

FSR	8.00 - 8.13 FSR (proposed)
Storeys	13 - 14 levels
Buildable SF	63,922 SF – 64,966 SF
Proposed Height	137.5 Ft/41.91 M - 162.19/49.4 M (Approx.)
Parking	1 Level of Underground Parking with vehicular access from the lane
Top Floor	3,300 SF with retractable glass wall system leading to rooftop patio
Rooms	100 - 110 guest rooms

Development Permit Status

- Application Received | September 2025
- Public Comments Received | October – November 2025
- Anticipated DP Issuance | Q2 2026

FLOORPLAN

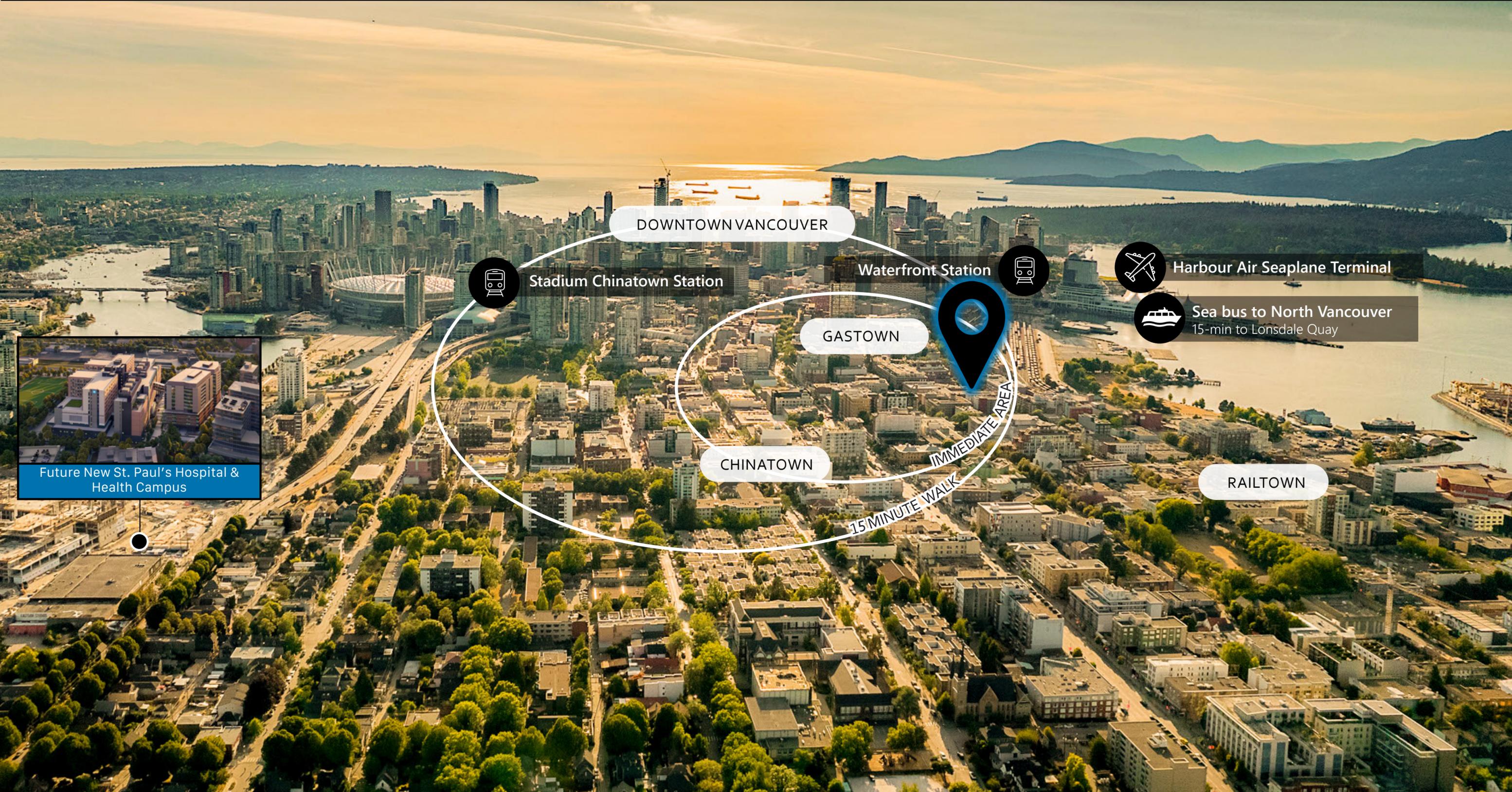


*14-storey floor plan. May not be 100% accurate and is subject to verification.

Designed in response to Gastown's historic fabric, the proposed hotel at 80 Powell Street integrates contemporary architecture with the district's heritage context. A setback, double-height ground floor creates a highly permeable pedestrian realm, strengthening connections between street, lane, and public space. The building's urban form references the site's historic off-grid railway alignment and is positioned to mark Gastown's eastern gateway, serving as a modern counterpart to the 1910 Dominion Building at the western edge.

defining the edge of gastown.

A collaborative community of Entrepreneurs, Innovators, and Creators.



Future New St. Paul's Hospital & Health Campus

DOWNTOWN VANCOUVER



Stadium Chinatown Station

Waterfront Station



Harbour Air Seaplane Terminal



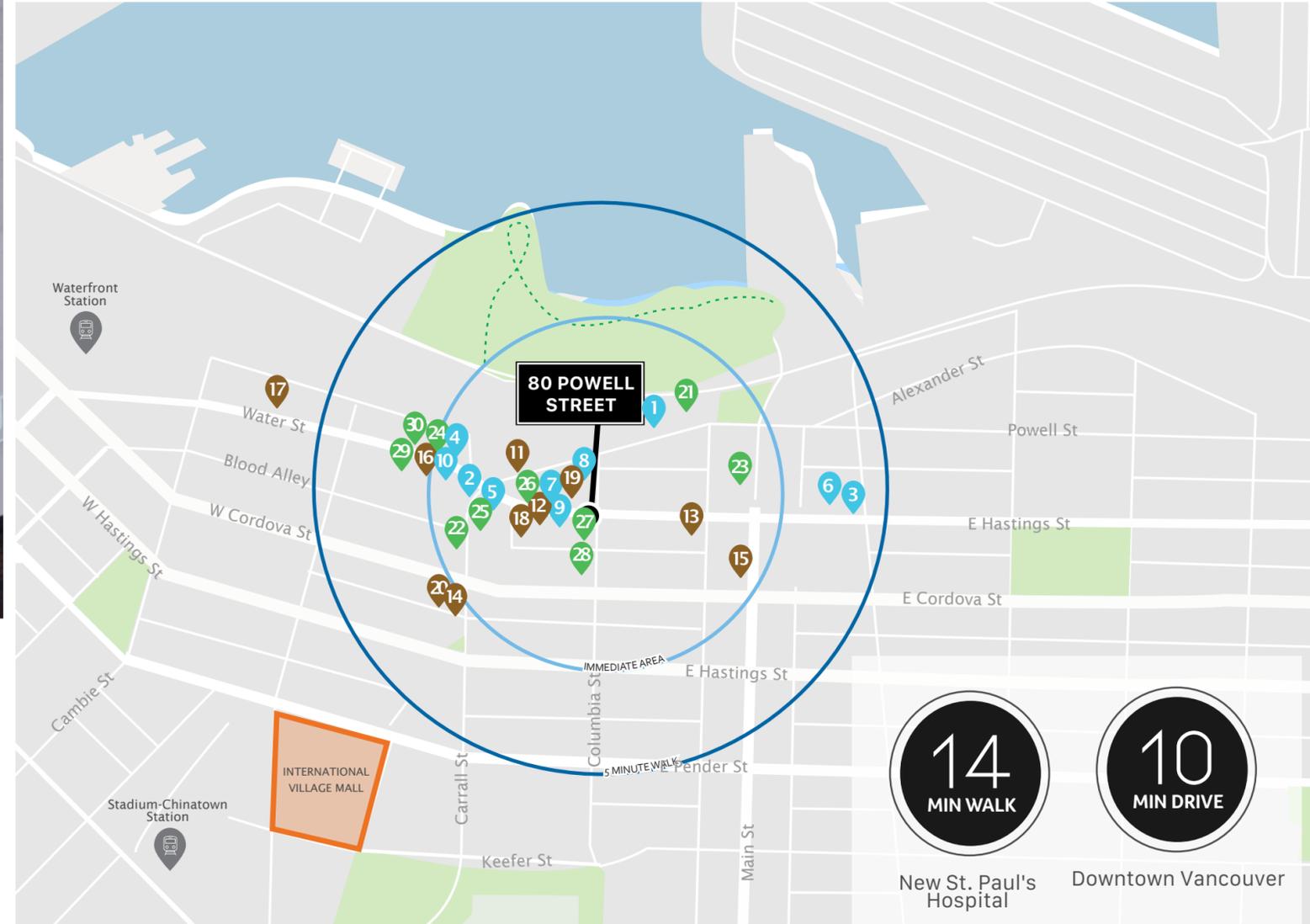
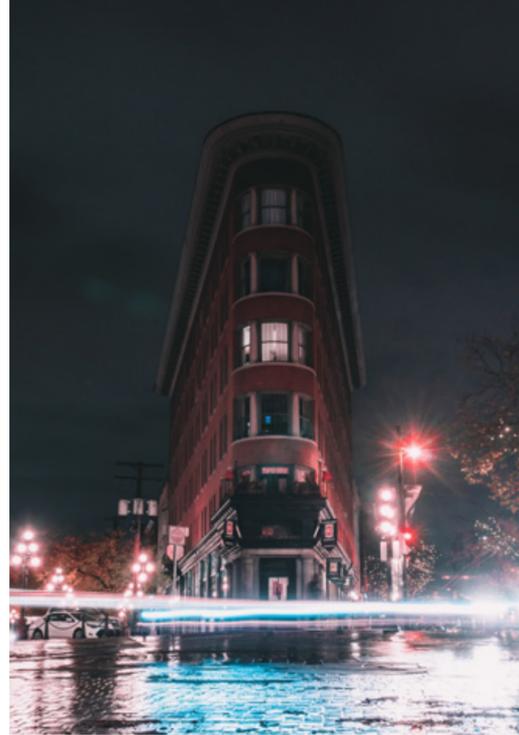
Sea bus to North Vancouver
15-min to Lonsdale Quay

GASTOWN

CHINATOWN

RAILTOWN

IMMEDIATE AREA
15 MINUTE WALK



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 and Di Beppe, as well as a thriving retail market including COS by H&M, Roden Gray, Herschel Supply Co., 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. Alibi Room
2. TAKENAKA Uni Bar
3. St. Lawrence Restaurant
4. Monarca
5. Robba da Matti
6. Cuchillo
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. Cadeaux Bakery
14. East Van Roasters
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. Cutler
22. Le Labo
23. Vini Vici Bridal
24. Aesop
25. From Another
26. Stüssy
27. Dynamo Fencing
28. Rituals of Love
29. NEIGHBOUR
30. DRMERS CLUB



94

Walker's Paradise

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96

Rider's Paradise

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