

**26 CORDOVA ST E, VANCOUVER**  
GROUND FLOOR RETAIL SPACE IN GASTOWN

**FOR  
SALE**

**OWNER OCCUPIER WITH SHORT TERM INVESTMENT OPPORTUNITY**



**WILLIAM | WRIGHT**

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**High ceilings**



**Great street front exposure**



**Close to trendy restaurants and shopping boutiques**



**10 min walk to Waterfront Station**

## Overview

Situated in the iconic Van Horne Building, this first-floor retail space offers an exceptional occupier opportunity to benefit from a short-term investment in the heart of Gastown, one of Vancouver's most vibrant and historic neighborhoods. With its rich architectural charm, the Van Horne Building is a prime location that blends heritage character with modern conveniences. The unit boasts one underground parking stall, with 14 underground visitor stalls.

**SIZE**

+/- 701 SQFT

**PARKING**

1

**ZONING**

HA-2

**PROPERTY TAXES**

\$4,333.59

**STRATA FEES**

\$446.75

**PID**

023-640-553

**CAP RATE**

4.66%

**NOI**

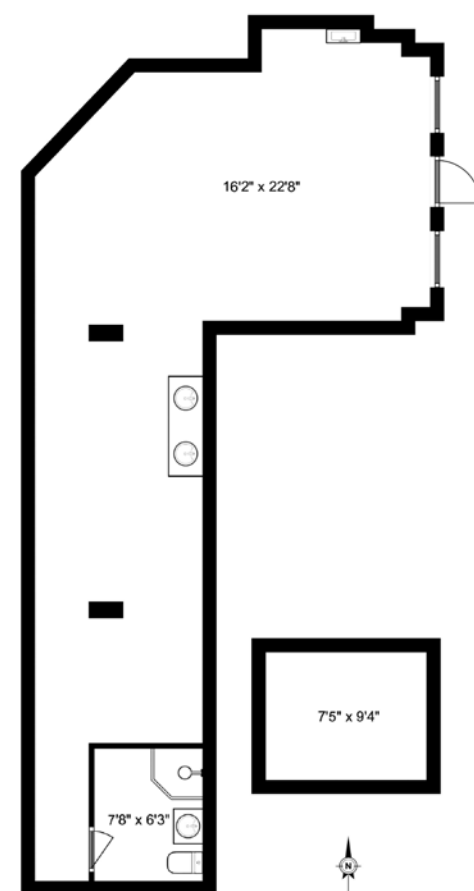
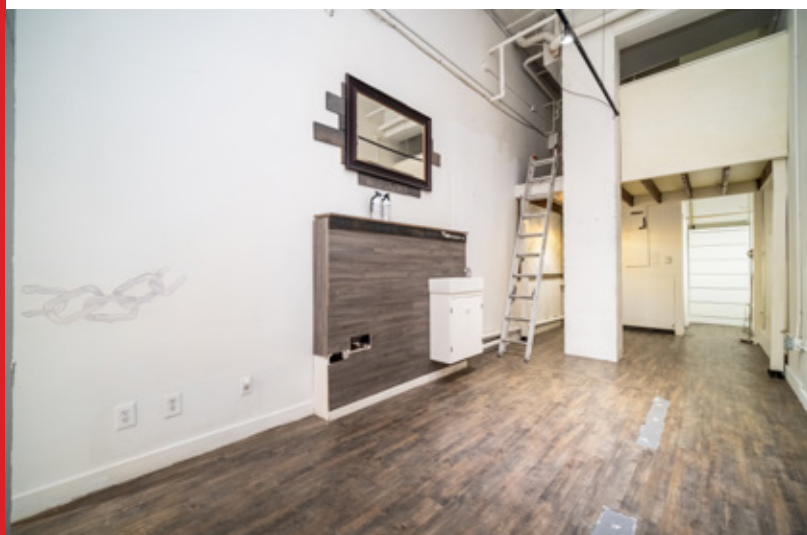
\$41,401.66

**LEASE EXPIRATION**

October 2026

**PRICE**

\$888,000.00



Sizes are approximate and based on architectural measurements.





TRANSIT SCORE

100



BIKE SCORE

99



WALK SCORE

98

## Location

Gastown is an eclectic neighborhood that is renowned for its cobblestone streets, Victorian architecture, and the iconic steam clock. It's a must-visit destination for both locals and tourists. This lively area is characterized by its unique mix of boutique shopping, trendy restaurants, and a thriving arts scene, making it one of the city's most dynamic neighborhoods.



## For More Information Contact

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