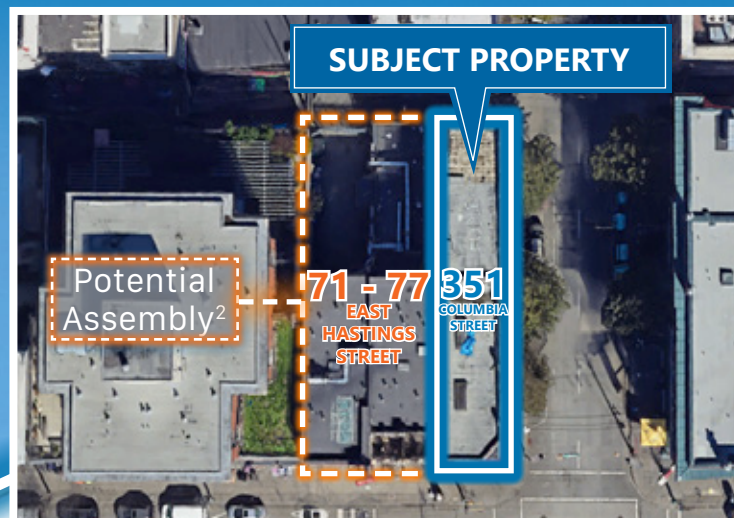


FOR SALE

COURT-ORDERED SALE

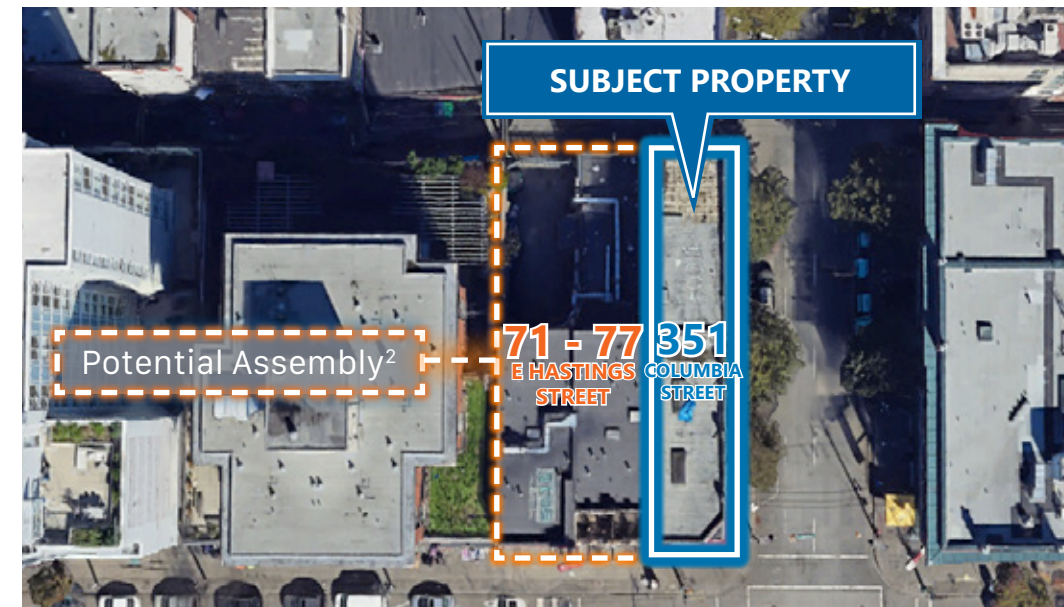
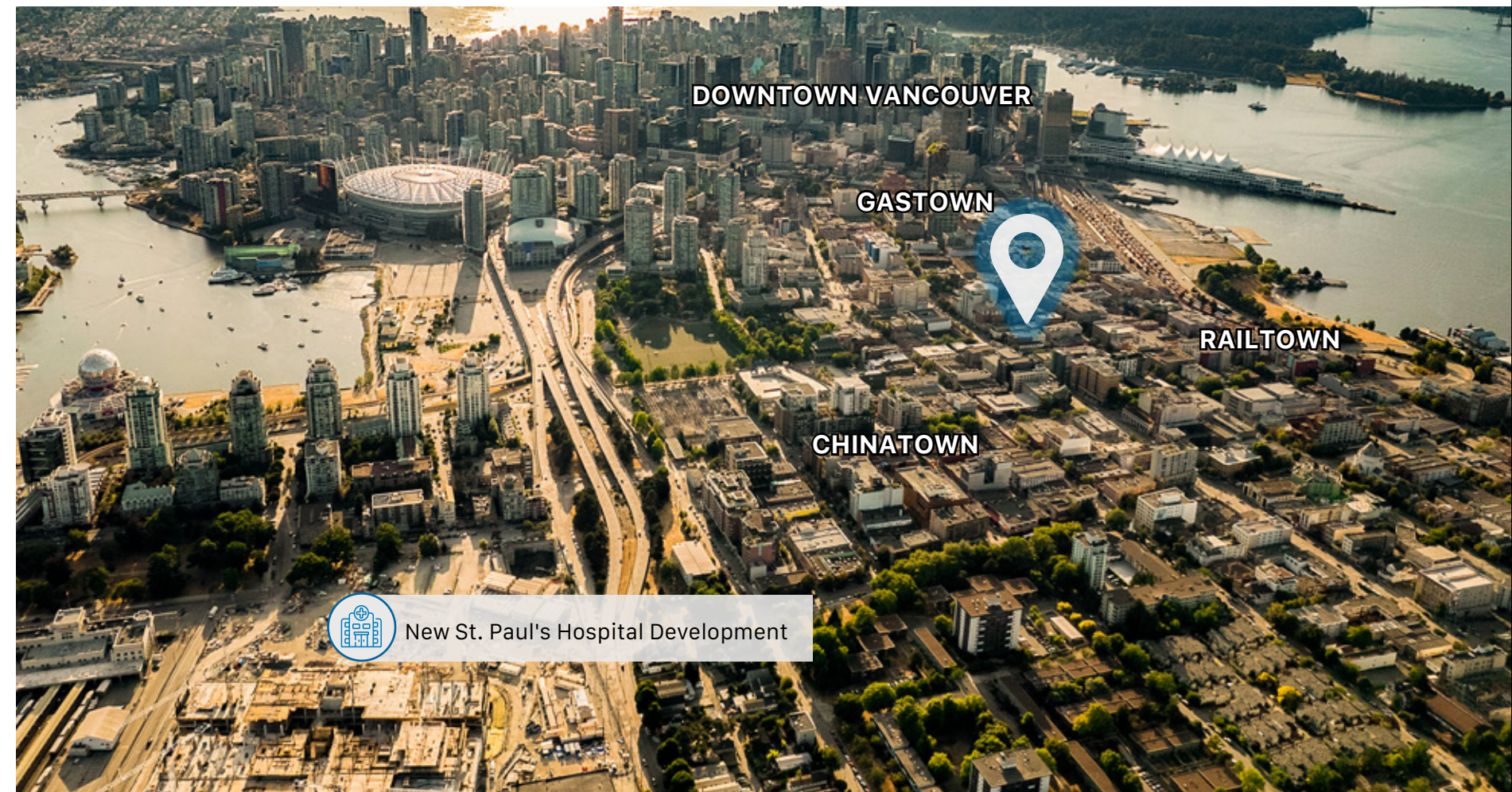
351 COLUMBIA STREET

PERSEPOLIS HOTEL | DOWNTOWN EASTSIDE - GASTOWN MIXED-USE INVESTMENT/REDEVELOPMENT OPPORTUNITY



THE OPPORTUNITY

Corbel Commercial is pleased to present, under court-ordered sale, The Persepolis Hotel located at 351 Columbia Street, Vancouver, BC. The subject property sits prominently on the northwest corner of East Hastings Street and Columbia Street. The site features approximately 25 feet of frontage along East Hastings Street and approximately 122 feet of frontage along Columbia Street. The Persepolis Hotel is a 3-storey plus lower-level building, which features 27 rooming house units¹ on the 2nd and 3rd floors and 3 commercial units¹ on the main floor. The property offers convenient access to Vancouver's downtown core, Gastown, Chinatown, and the upcoming St. Paul's Hospital and Health Campus. With a potential for assembly, this opportunity is ideal for investors and developers seeking to capitalize on a strategically located asset.



SALIENT FACTS

Civic Address

351 Columbia Street, Vancouver BC

Property Tax

\$14,692.30 (2024)

Lot Size³

3,050 SF (Approx.)

Gross Building Size³

Please contact agent

No. of Stories

Three (3) Plus Basement

Zoning

DEOD (Comprehensive Development)

No. of Residential Units¹

27 Designated SRO Units

PID

005-320-861

Actual/Projected Net Income

Please contact agent

Legal Description

LT 18, BLK 8, DL 196, PL 184

Asking Price

\$3,498,000.00

¹Subject to the City of Vancouver's Single Room Accommodation (SRA) bylaw. Approved occupancy with the City of Vancouver is Single Room Accommodations for #201-219 (19 sleeping units) & #301-308 (8 sleepings units), Cannabis Retail Store for 369 Columbia Street, Retail for 371 Columbia Street, Retail & Limited Food for 375 Columbia Street & 99 E Hastings Street. Purchaser is responsible for obtaining all necessary municipal approvals and licenses for their occupancy.

²Potential assembly for additional expansion lot at 71 - 77 E Hastings Street is subject to confirmation.

³All sizes are approximate and subject to verification.

COMPLETED & PROPOSED PROJECTS

IN THE IMMEDIATE AREA



BLOOD ALLEY BY WESTBANK

Completed 10-storey mixed-use property with retail spaces at grade, a proposed futuristic restaurant and lounge space, and a 598 live music hall jointly operated by Live Nation Canada & Siegel.

- Lot Size: 115,000 SF (Approx.)
- Residential Units: 142 (Approx.)



THE COHEN BLOCK

Proposed historic joint venture between Bosa Properties and Army & Navy properties.

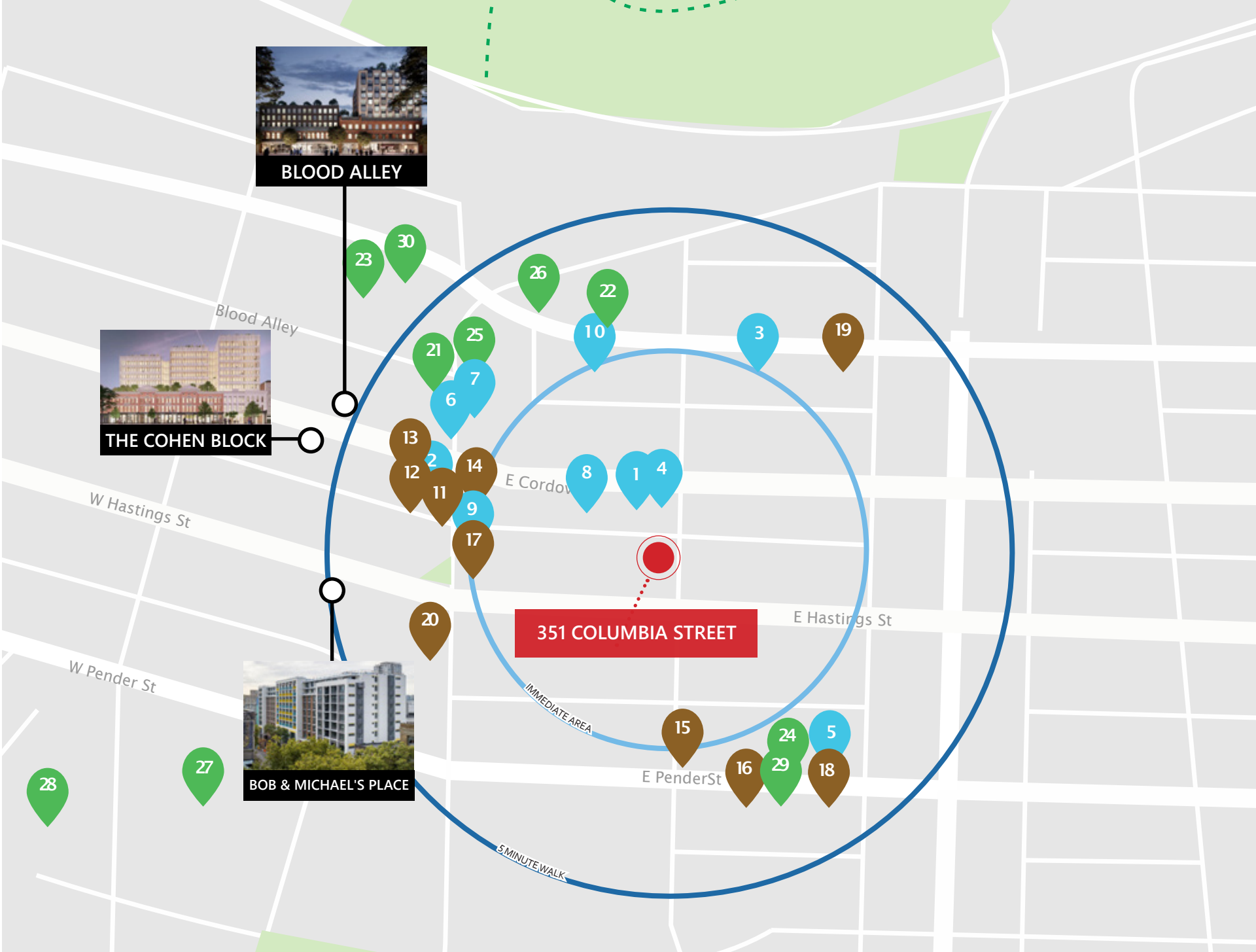
- Proposed Building Height: 149ft to 169.5ft (Approx.)
- Proposed Number of Rental Units: 189 (Approx.)
- Proposed sq. ft. of Commercial Space: 240,000 SF+ (Approx.)



BOB & MICHAEL'S PLACE

Completed 10-storey mixed-use property featuring 50,000 sq. ft. of integrated health centre and 5,500 sq. ft. of at grade commercial retail space.

- Project Size: 225,000 SF (Approx.)
- Number of Units: 231
- Achieved Density: 6.6 FSR (Approx.)



LOCATION

The Persepolis Hotel is ideally situated near the vibrant neighborhoods of Gastown, Chinatown, and Crosstown, which boast a variety of popular restaurants and cafes, including Kissa Tanto, Prado Cafe, L'Abattoir, Meat & Bread, East Van Roasters, Tekkaba, and Di Beppe. In the immediate area is the iconic Woodward's development, Vancouver Chinatown Foundation's newly developed Bob & Michael's Place, the newly developed Blood Alley Development by Westbank and across from the future Cohen Block Development, a historic joint venture by Jacqui Cohen, Army & Navy Properties & Bosa Properties. The location is served by several transit routes and is in close proximity to the SeaBus terminal, Waterfront Station and the West Coast Express, and there is ample public parking in the immediate area.

RESTAURANTS/BARS

1. Tekkaba
2. Di Beppe
3. Silk Lounge
4. Back and Forth Bar
5. Jade Dynasty
6. Kozak
7. Blarney Stone
8. Gastronomy
9. PiDGin
10. Takenaka

CAFÉS/CASUAL FARE

11. East Van Roasters
12. Nelson the Seagull Cafe
13. Di Beppe Caffè
14. Sadacci Cafe
15. Between 2 Buns Burder
16. Chinatown BBQ
17. Antise
18. Say Hey Cafe
19. Cadeaux Bakery
20. Aiyahno Cafe

SHOPPING

21. Le Labo
22. Stussy
23. COS
24. Ai & Oms
25. From Anothery
26. Kimprints
27. International Village Mall
28. T&T Supermarket
29. Montauk Sofa
30. RODEN GRAY

ACCESSIBILITY

WALK SCORE
97 Walker's Paradise

TRANSIT SCORE
100 Good Transit

BIKE SCORE
98 Very Bikeable





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