

Edward Hotel

300 & 302 Water Street
Vancouver, BC V6B 1B6



Highlighted two-storey vertical addition (credit: Musson Cattell Mackey Partnership)

Exclusive Investment Opportunity

Prime Location in Vancouver Gastown! Nestled in the heart of Vancouver's historic Gastown, the Edward Hotel offers an unparalleled opportunity to own a piece of the city's vibrant commercial real estate. This property benefits from high foot traffic, a rich cultural atmosphere, and proximity to major transit hubs, making it an attractive asset for investors and developers alike.

The four-storey heritage building, located across from the landmark Gastown Steam Clock in downtown Vancouver. This building will transform to a unique hotel that embraces the popular architectural styles of the Edwardian era, through creative renovations and a two-storey vertical addition, the building will preserve its heritage features while enhancing its appeal. The ground level and 2nd floor, at the prominent tourist corner, is the well-known Water Street Cafe. The new rooftop will feature an outdoor guest lounge and amenity space with ocean views.

An elegant
Boutique Hotel
coming to Gastown
across from the
Steam Clock!

Jingru Cynthia Dong CCIM | CFP | MBA | PREC*
Founder & Principal
Email: cynthia.dong@casmglobal.com
Cell: +1 604 518 8230 (PST)
CASM Global Real Estate Corporation
www.casmglobal.com Office: +1 604 806 6066
World Trade Centre | 999 Canada Place, #404
Vancouver, British Columbia, Canada V6C 3E2

Edward Hotel

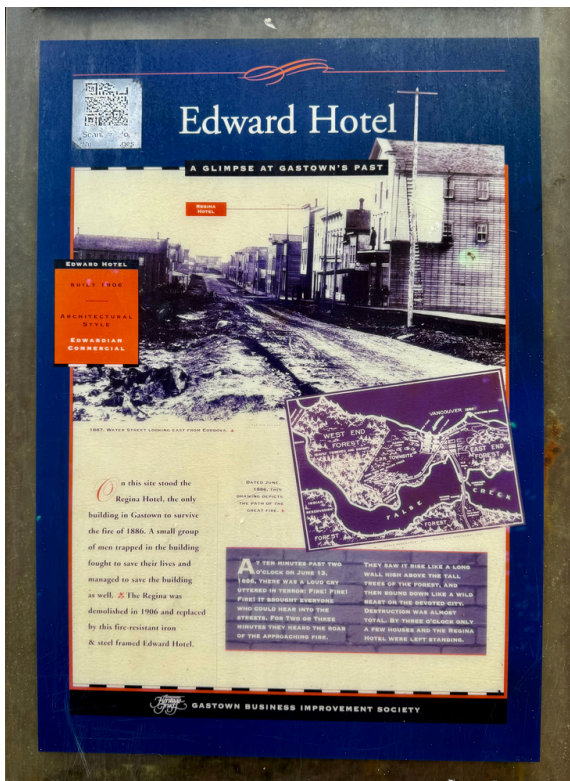


Built in 1906 and formally recognized as one of Canada's Historic Places in 2003

The Edward Hotel is a four storey classically styled Edwardian era commercial building located at the corner of Cambie and Water Street in the historic district of Gastown, directly across from the Steam Clock, one of the City of Vancouver's most famous landmarks.

This stone-clad iron-and-steel framed building stands on the original site of the Regina Hotel, the only substantial wood-framed structure to have survived the Great Fire of 1886.

Today, commercial offices occupy the upper floors, and the Water Street Café has been at street level since 1988.



COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners.



The Edward Hotel is valued for its design attributes, illustrating how popular architectural styles were used by the hotel business to market a progressive image. The Edward Hotel, built in 1906, is one of few stone-clad commercial buildings in Gastown. The elegant design, with its simple lines and grid-like geometry, illustrates the growing popularity of the Classical Revival style during the Edwardian era, while its decorative finishes and rough-dressed masonry demonstrate the persistence of the influence of the Romanesque Revival.

Source: City of Vancouver, Heritage Planning Street Files

CURRENT CHARACTER-DEFINING ELEMENTS

- Prominent corner location, in close proximity to the waterfront of Burrard Inlet and the Canadian Pacific Railway yard
- Siting on the property lines, with no setbacks
- Form, scale and massing, as expressed in its four-storey height, flat roof and rectangular plan
- Edwardian era design, with tripartite articulation into base, shaft and capital
- Rough-dressed sandstone cladding, with horizontal floral bands on the upper storeys
- Concrete rear and west side facades
- Projecting sheet metal cornice
- Rectangular storefront openings with transom windows, cast iron columns and iron I-beam headers with rosettes
- Fenestration, including double-hung 1-over-1 wood-sash windows with transoms on the upper floors of the two main facades; and double-hung 1-over-1 wood-sash windows on the rear facade
- Original interior features such as wood floors

Property Address:

300 & 302 Water Street
Vancouver, BC V6B 1B6

Building Size:

9,877 Sq. Ft. expanding to 17,052 Sq. Ft.

Land Size: 2,500 Sq. Ft.

Year Built: 1906 Zoning: Heritage Class B

Retail + Office > Retail + Hotel

Price:

Please Contact Jingru Cynthia Dong PREC*

Phone: 604-518-8230

Email: cynthia.dong@casmglobal.com

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners.

Redevelopment or repositioning
Potential density increase in Gastown

A development permit (DP) for repurposing to
Edward Hotel at 300 & 302 Water Street has been approved !

Key Features & Amenities

The existing building at 302 Water Street was constructed in 1906 as a hotel, and was converted to a warehouse in 1919. The four-storey building currently contains a restaurant on the lower levels and offices above.

This Development Permit (DP) ready project would convert the building back to hotel use.

To add to, alter and change the use of an existing four storey Heritage Class B building, by adding two storeys and a basement, for a total of six storeys with a rooftop amenity level, consisting of restaurant use on the first storey and Hotel use from the first to sixth storeys.

- Repositioning to luxury guest rooms and common areas
- Ground-floor retail space offering additional revenue potential, e.g. cafe & restaurant
- Proximity to major tourist attractions, including Canada Place and Waterfront Station
- Strong pedestrian and tourist traffic, ensuring high occupancy potential
- Architectural plans available for redevelopment

Investment Highlights

- **Revenue Generation:** Ideal for boutique hospitality ventures, short-term rentals, or mixed-use commercial projects
- **Future Development:** Architectural plans indicate potential for expansion or repositioning into a high-end boutique hotel or mixed-use space
- **Strong Market Demand:** Vancouver's commercial real estate market remains robust with continuous demand for well-located hospitality assets

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners.



Highlighted two-storey vertical addition (credit: Musson Cattell Mackey Partnership)

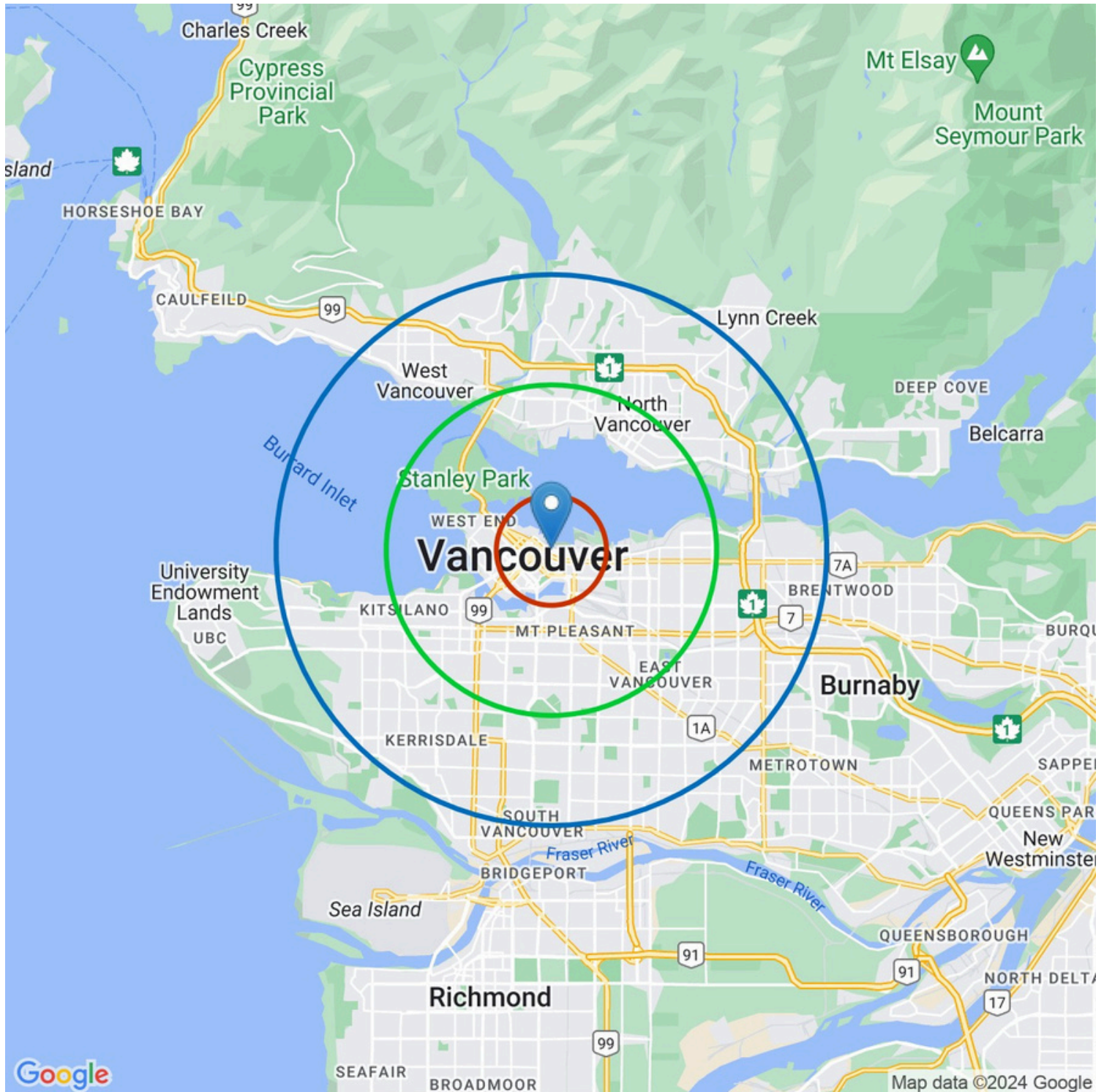
The building's height will reach about 82 ft after renovation, which includes the elevator and emergency staircase core, the hotel lobby entrance will be located on Cambie Street. The total floor area is about 16,818 sq ft, providing a floor area ratio nearly 6 times the size of the lot. The overall massing of the building organizes the façade of the building by dividing it up into three sections, similar to as found on a classic column prominent in Edwardian era design (base - ground, shaft - levels 2 to 4, capital - two storey addition).

The two-storey addition is light, transparent and recedes compared to the heaving massing of the heritage building allowing the "sawtooth" appearance to be prominent on Water and Cambie Street. Levels 5 and 6 are setback from Water Street by 3'. The two-storey addition uses modern material and construction, is contrasting in colour, and minimalistically detailed allowing it to be a separate architectural expression from the heritage building. The diagrams on this page explain the relationship between the old and the new in more detail. The new boutique hotel will activate the ground plane by having a restaurant/café/bar along Water Street and a Hotel Lobby.

COMPANY DISCLAIMER

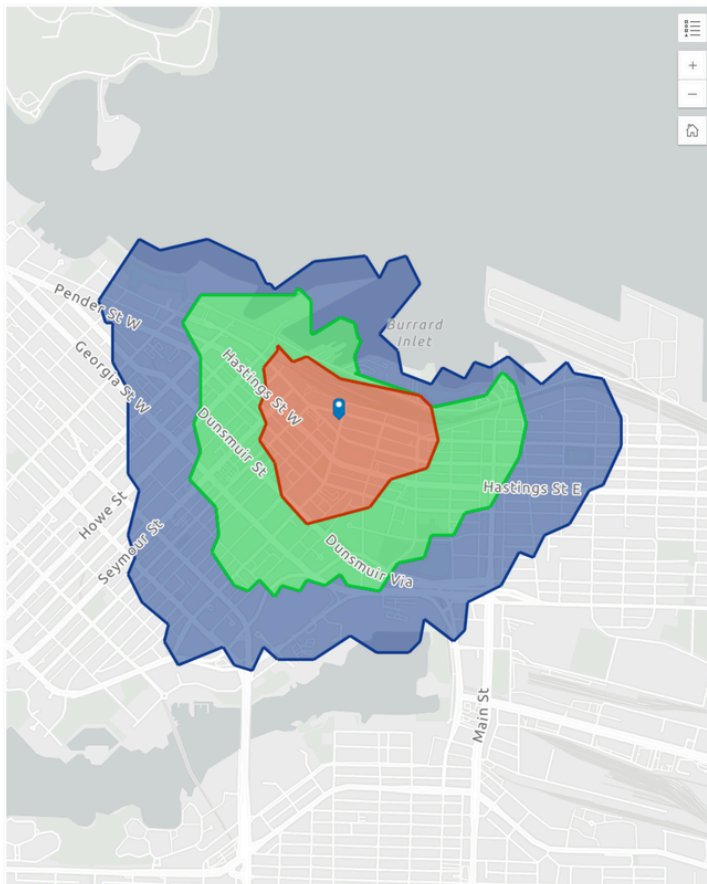
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners.

RINGS: 1, 3, 5 MILE RADIUS (N 49° 17.058, W 123° 06.544)

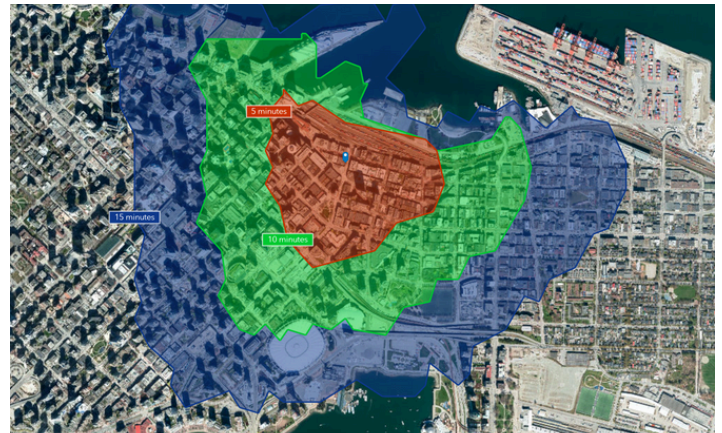


COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners.



Population	0 - 5 minutes	5 - 10 minutes	10 - 15 minutes
Population	5,077	14,690	24,400
Growth Previous 5 yrs	17.0%	21.0%	24.2%
Growth Projected 5 yrs	10.9%	21.6%	15.1%
Daytime Population	22,238	50,311	61,063
Home	1,711	4,872	8,193
Work	20,527	45,439	52,870
Households			
Households	2,683	7,553	12,632
Average HHLD Size	1.7	1.7	1.8
Owned Dwelling	25.6%	32.5%	32.3%
Income			
Average Income	CA\$107,597	CA\$104,540	CA\$123,115
Median Income	CA\$64,921	CA\$70,232	CA\$89,064
Education			
No High School	7.1%	6.3%	5.7%
High School or Equivalent	24.3%	21.6%	17.4%
College and Trades	16.1%	16.0%	14.3%
University Degree	49.6%	51.6%	58.6%
Visible Minority			
Chinese	502	2,345	4,450
South Asian	301	868	1,486
Black	104	270	343
Filipino	69	208	409
Latin American	268	817	1,045
Southeast Asian	65	298	468
Arab	35	130	326
West Asian	179	574	1,911
Korean	175	663	833
Japanese	103	214	456
Population by Age			
0 to 4	99	335	715
5 to 14	185	489	879
15 to 24	458	1,236	2,115
25 to 34	1,320	4,265	7,370
35 to 44	1,136	3,302	5,522
45 to 54	624	1,658	2,690
55 to 64	654	1,609	2,318



Vancouver Gastown Information:

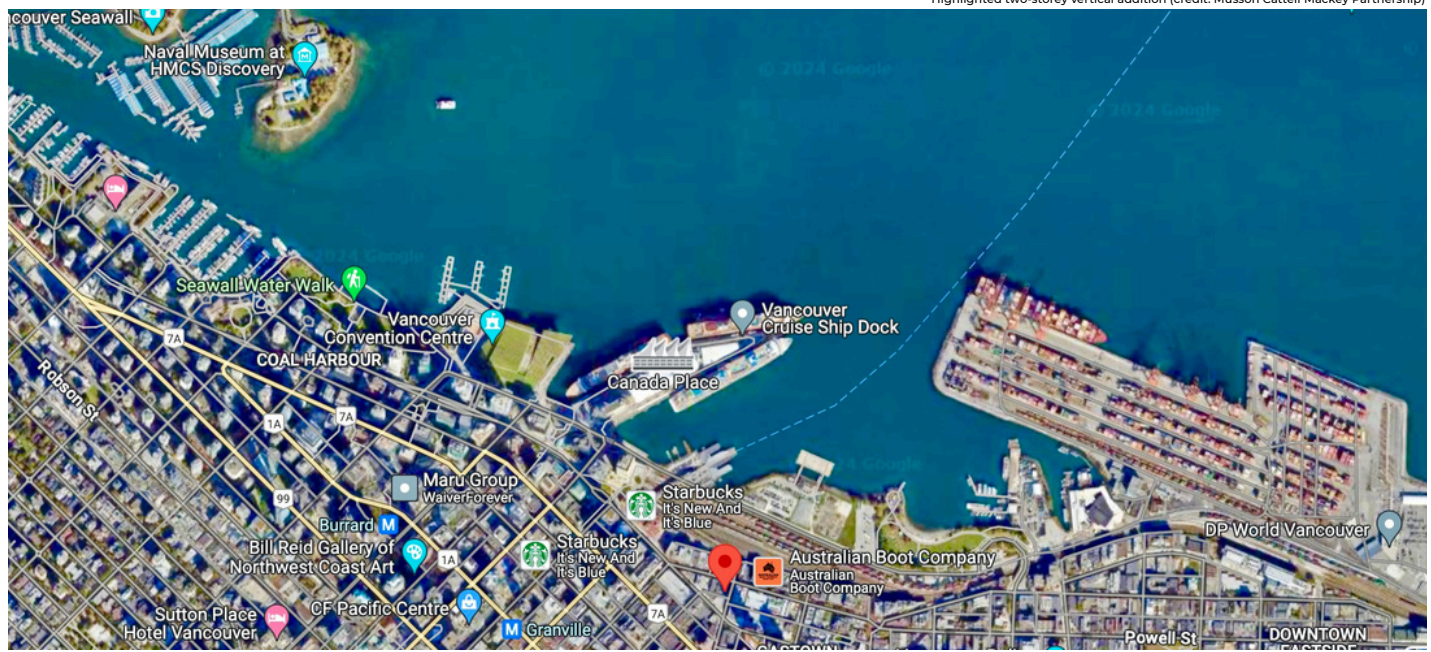
To explore Gastown, Vancouver's first downtown core, consider a walking tour to discover its cobblestone streets, Victorian architecture, and landmarks like the Gastown Steam Clock. Tourists, newcomers, and even locals who have yet to explore the City of Vancouver, a visit to Gastown is a must if you want to get any sense of Vancouver's rich and wonderful history. The Whistling Steam Clock is possibly the most iconic fixture in Gastown. The clock uses both a steam engine, and electric motors to run. The time is displayed on every side of the clock by each of its four faces and it chimes every 15 minutes, playing the Westminster Quarters. Every hour, on the hour, the clock releases its famous puff of steam from the top.

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners.



Highlighted two-storey vertical addition (Credit: Musson Cattell Mackey Partnership)



Source: Google Maps



604-518-8230



cynthia.dong@casmglobal.com



World Trade Center | 999 CanadaPlace, #404
Vancouver, BC, V6C 3E2, Canada

CONTACT

Jingru Cynthia Dong PREC*

Edward Hotel

300 & 302 Water Street
Vancouver, BC V6B 1B6

CASM
Global
Real Estate Corporation

中文 英語 日本語

