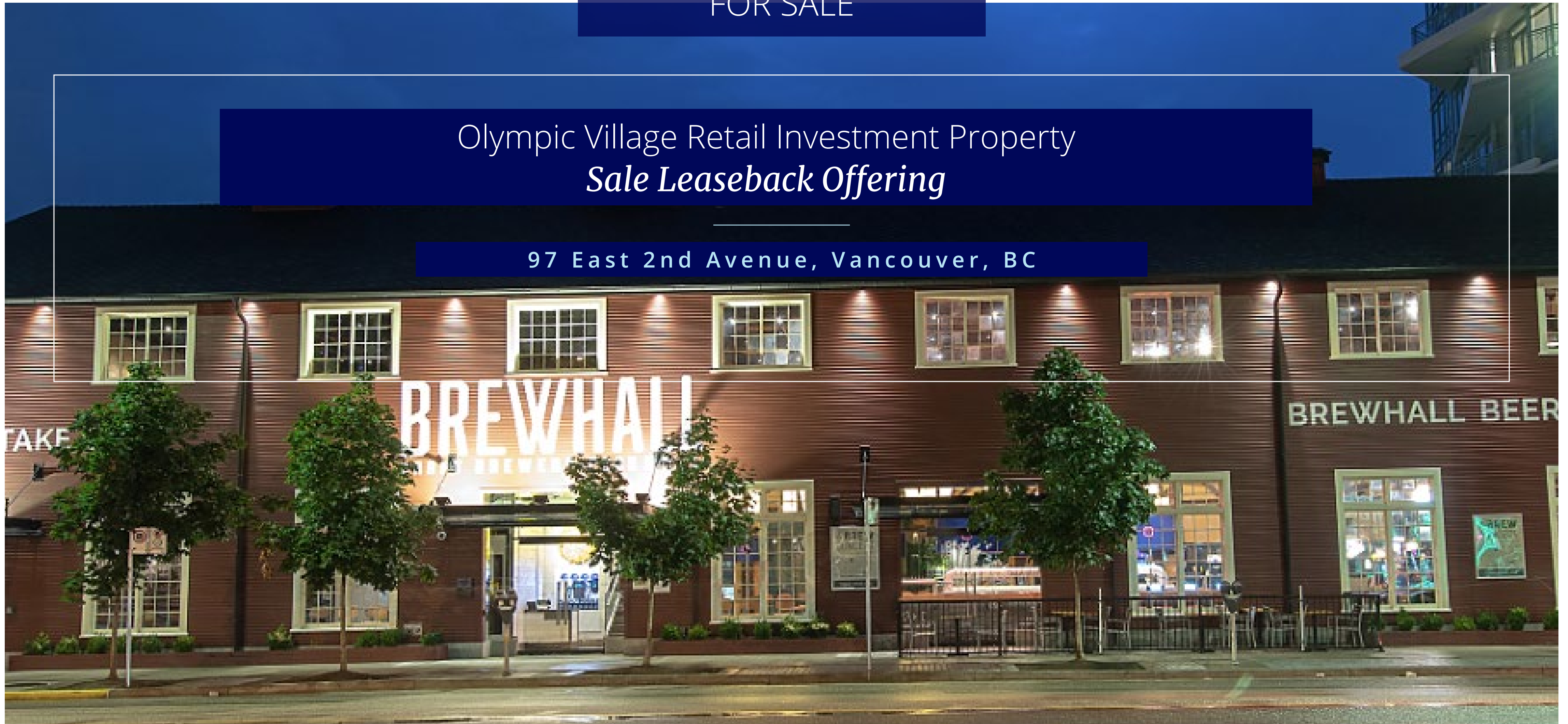


FOR SALE

Olympic Village Retail Investment Property
Sale Leaseback Offering

97 East 2nd Avenue, Vancouver, BC



RARE OPPORTUNITY TO ACQUIRE AN 11,320 SF HIGH-EXPOSURE RETAIL INVESTMENT PROPERTY



Overview

BREWHALL at 97 E 2nd Ave offers a standout sale leaseback, investment opportunity—an architecturally unique, two-level brewpub blending on-site brewing with communal gathering spaces, game features, and cocktail lounge capabilities.

Formerly known as the Opsal Steel Building and reconstructed as “new condition” in 2014, the building comprises six strata units offering 11,320 square feet of high-ceiling restaurant/retail space, a structured mezzanine and well-equipped office space in Olympic Village. Positioned in one of Vancouver’s most desirable transit-oriented neighborhoods, it pairs warm ambiance with prime accessibility and event versatility—all under one roof.

The property benefits from exceptional visibility, strong pedestrian traffic, and proximity to the vibrant and highly sought-after Mount Pleasant Commercial District. The property includes 27 parking stalls and affords plenty of street parking, plus strong local transit connections—ideal for daily commuters or event traffic.

Tenant Features

- Heritage revitalization and full rebuild completed in 2014
- Long-term, well-established hospitality group
- Capacity for up to 340 guests
- Wheelchair accessible throughout
- Heated outdoor patio for year-round seating
- Supports curbside pickup and takeout options
- Excellent access to numerous transit routes to and from Downtown Vancouver
- 27 parking stalls included



False Creek

Triangle Park

Habitat
Island Park

Pocket Park

Salt St

Manitoba St

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W 2nd Ave

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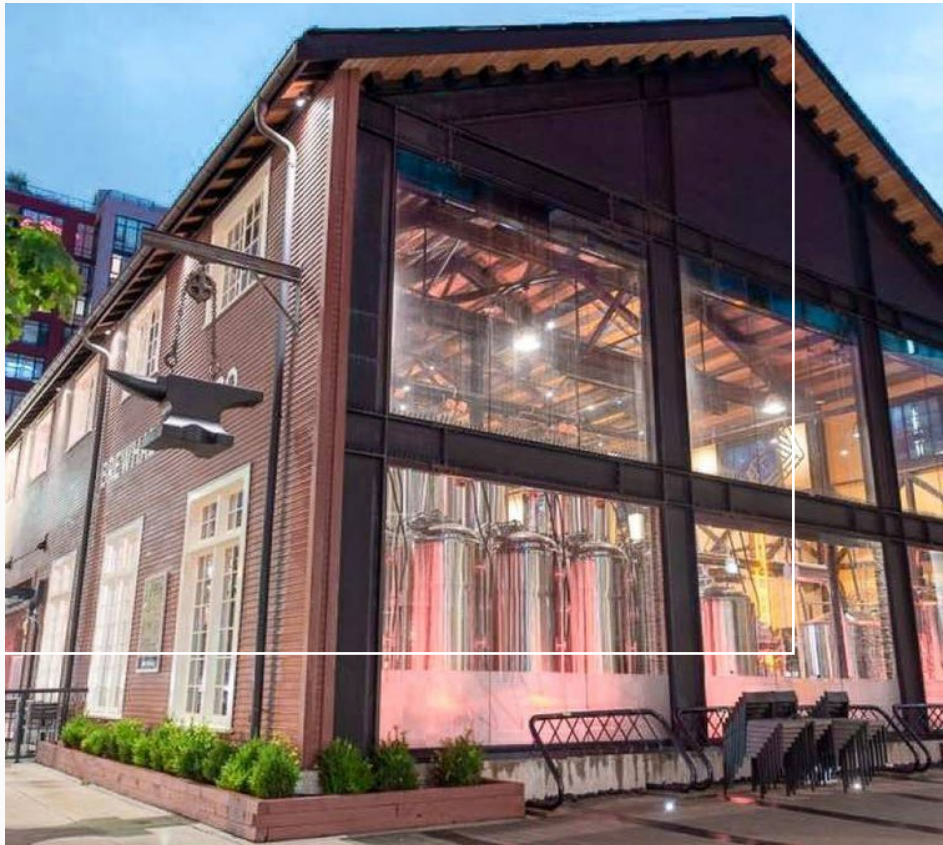
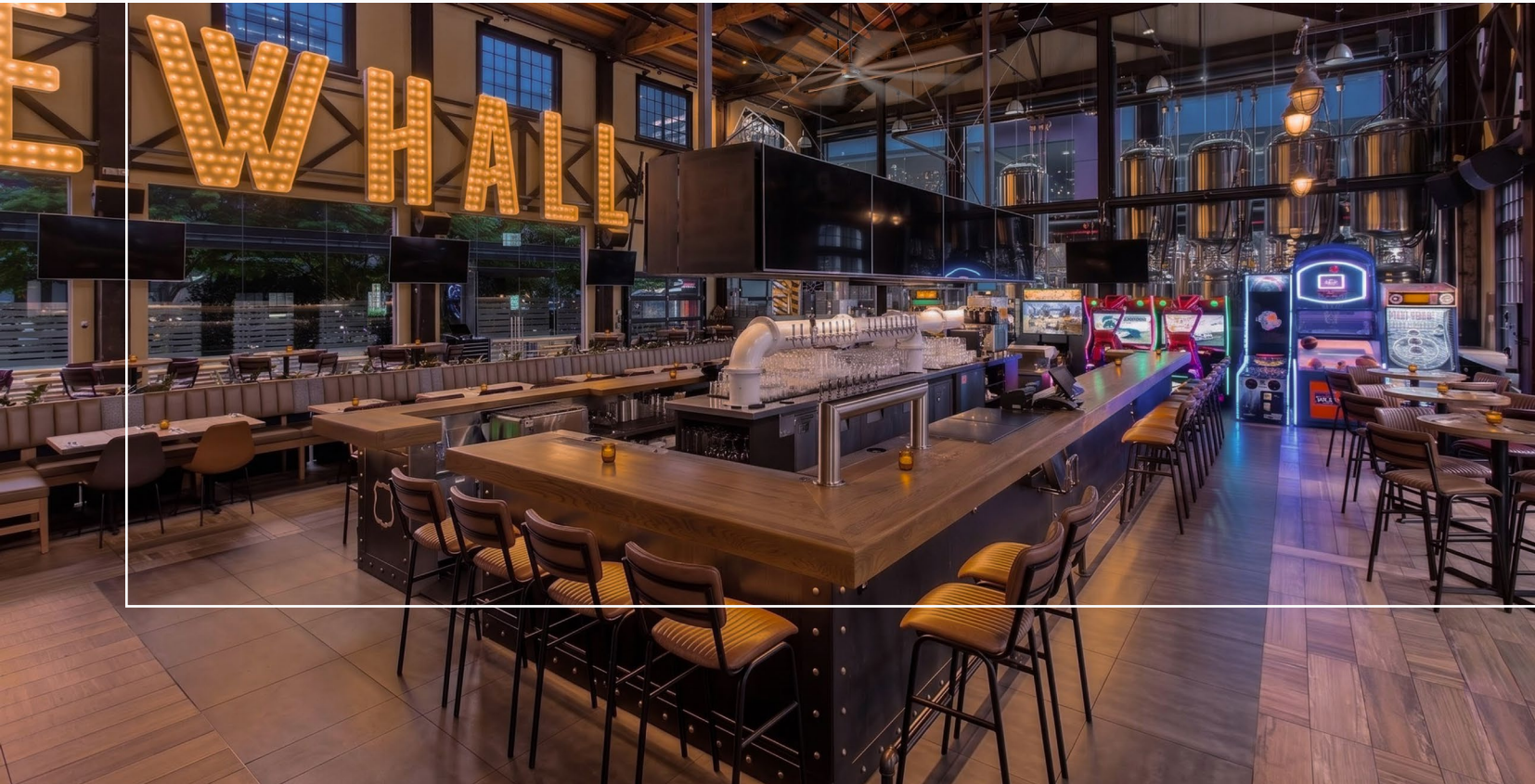
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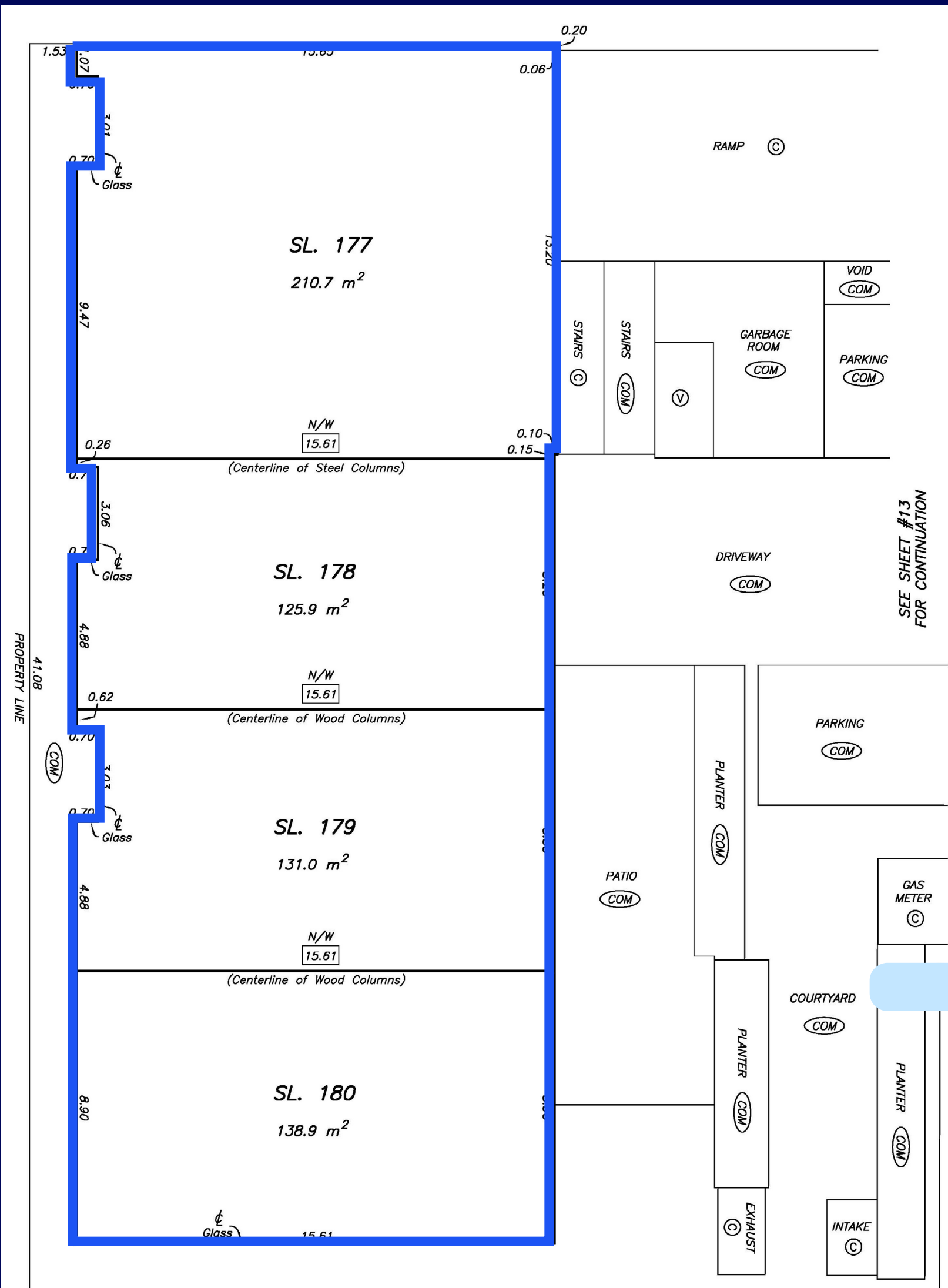
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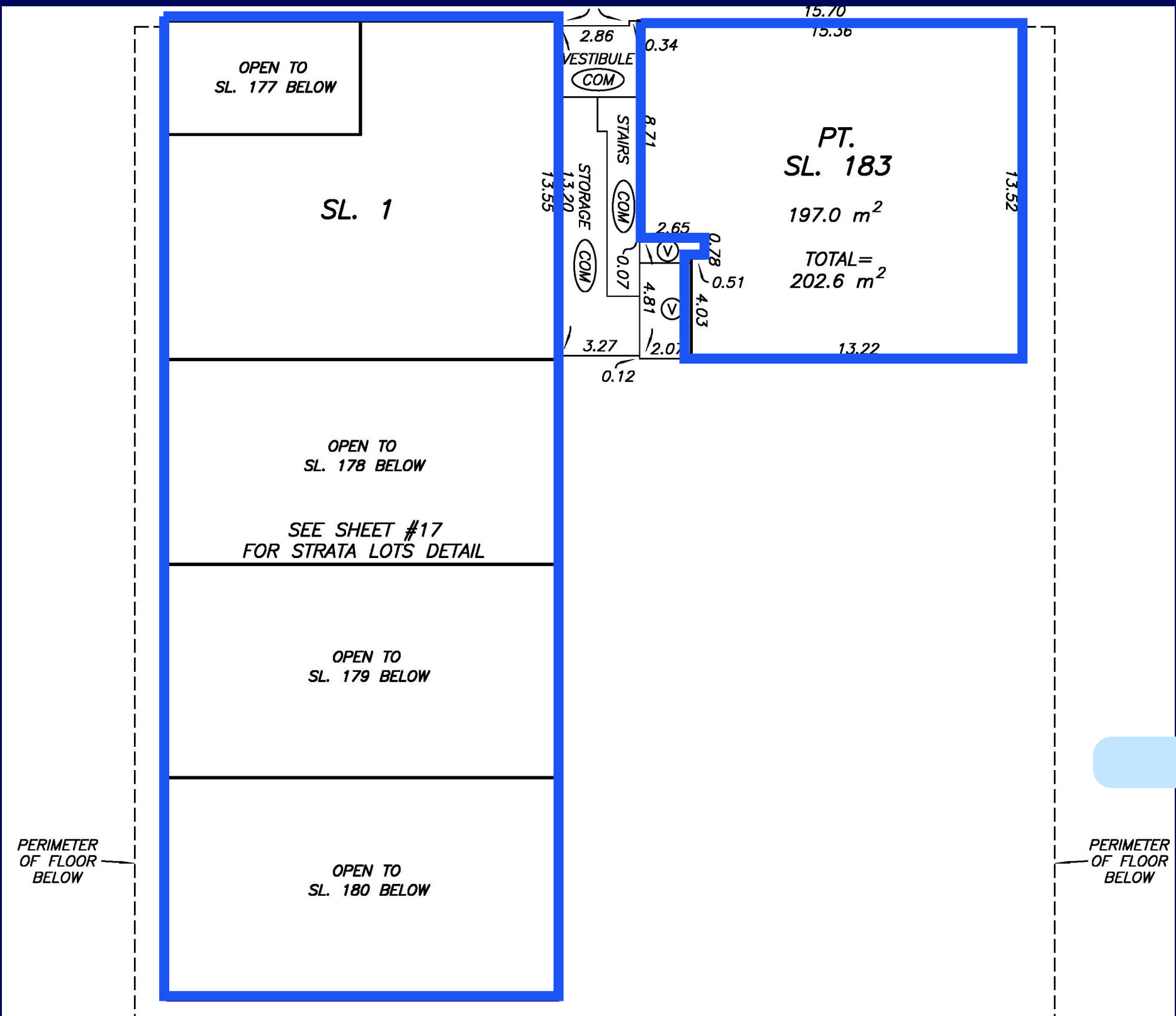
The Property

PROPERTY ADDRESS	97 East 2nd Avenue, Vancouver, BC		
PID	029-348-838, 029-348-846, 029-348-854, 029-348-862, 029-348-897, 029-347-076		
BUILDING SIZE	Ground Floor	6,966 SF	
	Second Floor	4,354 SF	
	Total	11,320 SF*	
	*Includes gross up of common area (712 SF)		
ZONING	CD - 1		
YEAR BUILT	1918 — Heritage building; revitalization and full rebuild completed in 2014		
PARKING	Surface Level	11	
	Underground	16	
	Total	27	
PROPERTY TAX (2026)	\$21,326.70		
ASKING PRICE	\$13,850,000		

The Property



Level 1



Level 2



97 East 2nd Avenue, Vancouver, BC

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