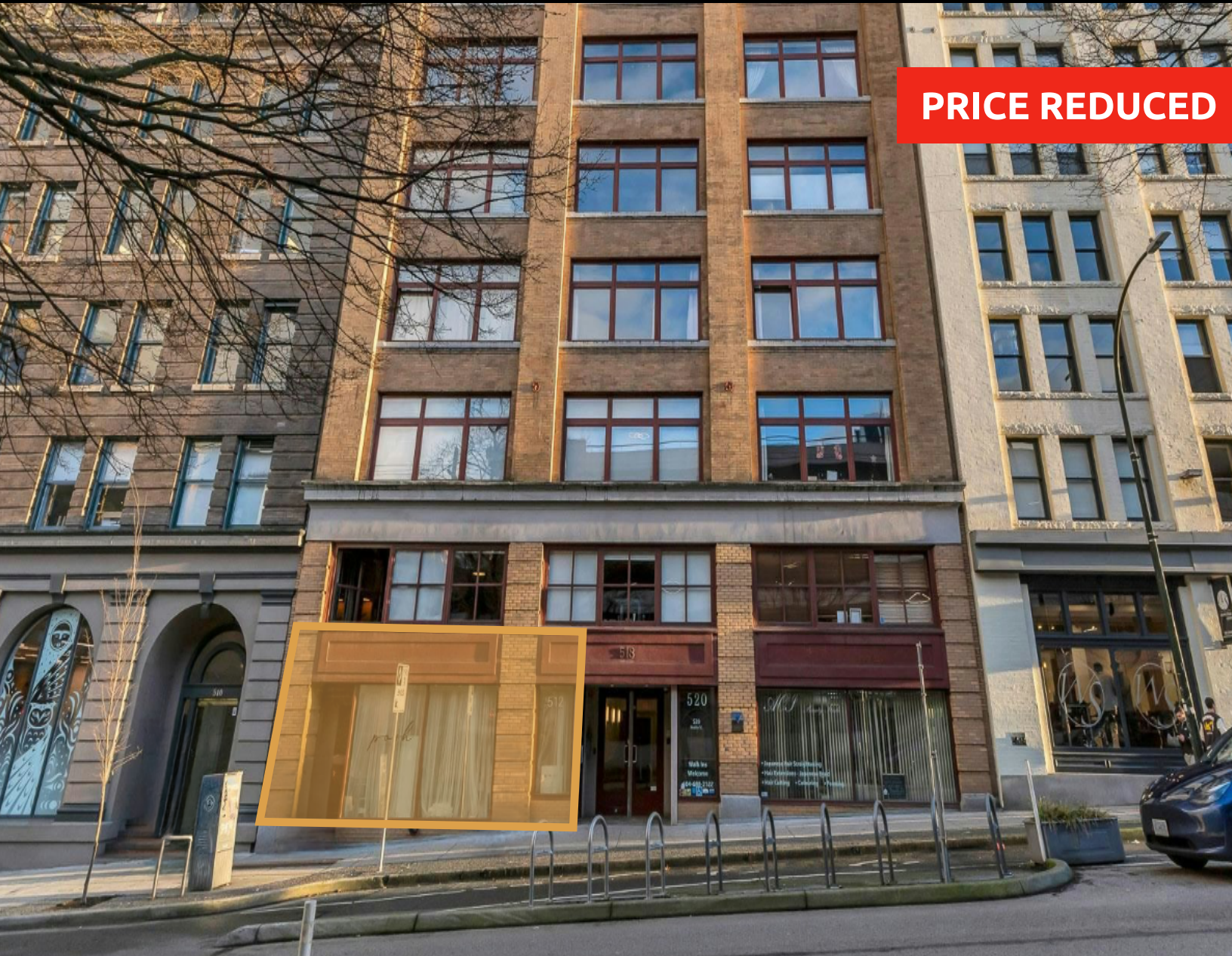


FOR SALE

3.27% CAP Rate

Holding Income Property - Downtown Vancouver

512 Beatty Street, Vancouver, BC



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REAL ESTATE GROUP

*Personal Real Estate Corporation

Macdonald
COMMERCIAL

OVERVIEW

This exceptional commercial property offers a steady income stream, thanks to a recently renewed lease with a successful lash bar tenant. Located in a beautifully preserved heritage building in downtown Vancouver, it features 1,350 sq. ft. of character-filled space across two levels, with exposed brick, beam interiors, and a stunning spiral staircase.

LOCATION

Ground-floor frontage on Beatty Street, located between West Pender Street and the Dunsmuir Viaduct. Just 150 meters from the Stadium-Chinatown SkyTrain Station and close to popular spots like T&T Supermarket, Keto Bakery, and Jam Café. This is a rare opportunity to own a prime income-generating asset in a high-traffic area.

SALIENT FACTS

Civic Address:	512 Beatty Street, Vancouver, BC
Size (approx.):	1,350 SF
Legal Description:	STRATA LOT 4 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2445 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Zoning:	DD
NOI:	Contact Agents
Listing Price:	\$1,399,000 \$1,199,000

HIGHLIGHTS

-  INCOME-GENERATING ASSET
-  HVAC SYSTEMS
-  2 WASHROOMS
-  HIGH-VISIBILITY LOCATION
-  NEARBY AMENITIES & TRANSIT



98

WALK SCORE
Walker's Paradise
Daily errands do not require a car



100

TRANSIT SCORE
Rider's Paradise
Close Proximity Vancouver Expo Line



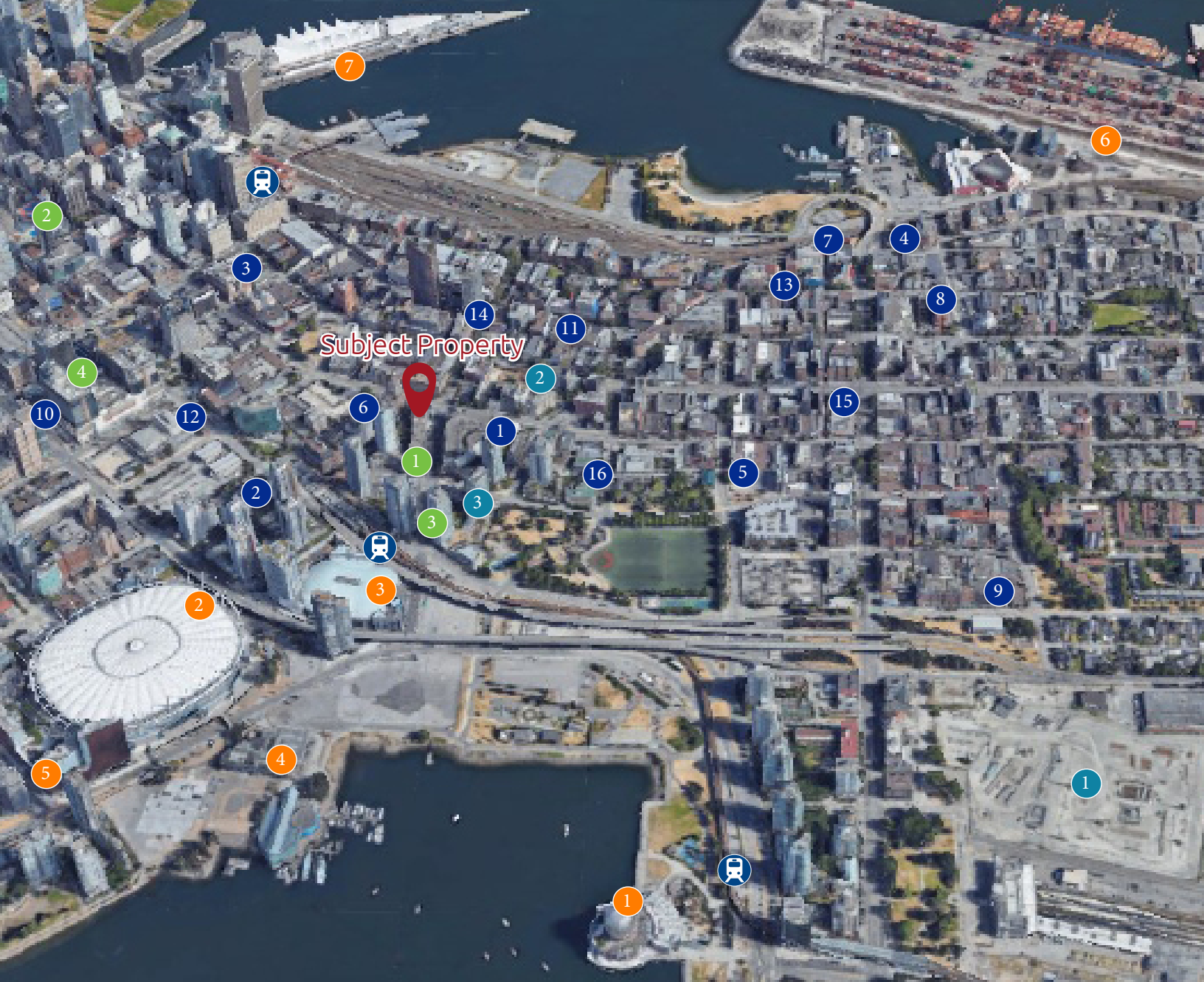
96

BIKE SCORE
Biker's Paradise
Excellent Bike Lanes

Source: walkscore.com

PROPERTY PHOTOS





Subject Property

● RESTAURANTS

1. Chambar
2. Acquafarina
3. Tacofino
4. Ask For Luigi
5. Mello
6. Holy Chow
7. Alibi Room
8. Belgard Kitchen

9. Hunnybee Brunch
10. Oyster Bar & Market
11. Tacofino
12. Jam Cafe
13. Cadeaux Bakery
14. Sooda Korean
15. Bao Bei
16. Starbucks

● NOTABLE SITES

1. Science World
2. BC Place Stadium
3. Rogers Arena
4. Plaza of Nations
5. Parq Casino
6. Port of Vancouver
7. Canada Place

● HEALTH CARE

1. Future St. Paul's Hospital Campus
2. Vancouver Women's Health Collective
3. JED Chinese Medical Clinic

● SHOPPING

1. T & T Supermarket
2. CF Pacific Centre
3. Costco Wholesale
4. Nesters Market

LEGEND



EXPO LINE STATION



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