

# For Sale 1301 ROBSON STREET, VANCOUVER

Prime Commercial Listing: Fully Leased Ground Floor Corner Retail Strata



Explore this exceptional investment opportunity at 1301 Robson Street, Vancouver – a fully leased ground corner strata retail space. Situated in a high-traffic area, this property boasts unparalleled visibility and exposure. Currently leased, this prime retail space offers a stable income stream for savvy investors.

## **Property Highlights**

**Location:** 1301 Robson Street, Vancouver

**Positioning:** Nestled at the intersection of the iconic Robson Street and Jervis Street

**Tenant:** Currently leased to the celebrated & award-winning Bella Gelateria

**Frontage and Exposure:** Prime corner unit enjoys unparalleled visibility and foot traffic

## **Key Features**

**Renowned Tenant:** Boasts stable income from an established long-term lease agreement with an established tenant, adding touch of prestige to the investment

**High Footfall:** High foot and vehicular traffic area

**Prominent Exposure:** Strategic corner position in a bustling commercial district

Don't miss out on this exclusive opportunity to own a fully leased retail space in the heart of Vancouver's bustling commercial landscape.

Invest wisely, invest in success!

For further details, please contact:

Stephen Lui

778-288-8143

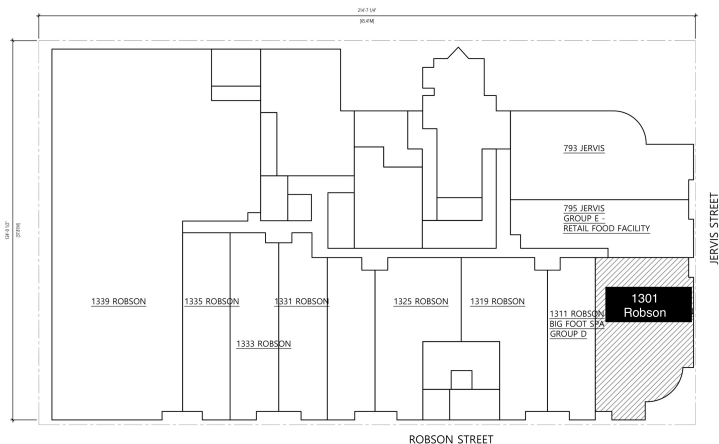
stephenlui97@gmail.com

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# For Sale 1301 ROBSON STREET, VANCOUVER

Prime Commercial Listing: Fully Leased Ground Floor Corner Retail Strata Unit



Seize the opportunity to acquire an esteemed ground corner retail strata unit nestled at the intersection of the iconic Robson Street and Jervis Street. This prime corner unit enjoys unparalleled visibility and foot traffic in the bustling heart of Vancouver. Currently leased to the celebrated and award-winning Bella Gelateria, a renowned name in the culinary world.

**Rentable Area:** 1,478 sq.ft.

**Reduced Price:** \$2,999,000.00

**Tenant:** Bella Gelateria

**Lease Term:** 10 Years (expiring May 31, 2031)

**Options:** 5 year option to renew at market rents

**Basic Rent For Initial Lease Term:** \$100.00 per sq.ft., net (Years 1-5)  
\$110.00 per sq.ft., net (Years 6-10)

**Annual Net Income:** \$147,800.00 (before May 31, 2026)  
\$162,580.00 (after June 1, 2026)

**Cap Rate:** 5.4% (after Jun 1, 2026)

**Additional Rent**

**-Strata Fee:** \$2,321.43/ month

**-Property Tax:** \$3,310.15/ month (as per Tax Year 2025)

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