



Situated within the vibrant 300 and 400 blocks of Powell Street, the cultural and commercial core of historic Japantown, 477 Powell Street offers a rare chance to invest in a neighborhood poised for revitalization and growth.

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FOR SALE

477 Powell St. Vancouver
\$2,770,000

Prime Investment Opportunity
in the Heart of Historic
Japantown - 477 Powell Street



Why Invest or Build Here?

▶ **Mixed-Use Potential:**

The area is designated for medium-density, mixed commercial-residential development. Imagine thriving street-level retail or cozy restaurants, paired with residential, office, or studio spaces above.

▶ **Community-Focused Residential Options:**

From self-contained residential units to micro dwellings, group residences, and assisted living facilities, the area is primed for diverse housing solutions that serve both existing residents and new arrivals.

▶ **Active, Local-Focused Retail:**

Ground floor uses are tailored to serve the everyday needs of the community — from bakeries and wellness studios to barber shops, photography studios, and more.

▶ **A Living Cultural Landmark:**

Developments that embrace the rich Japanese-Canadian heritage of the area are not just welcomed — they are encouraged and celebrated. Be part of preserving and amplifying the cultural, historical, and architectural soul of one of Vancouver's most unique neighborhoods.

Property Details

SALE PRICE

- \$2,770,000

SIZE

- Lot Size: 3,050 SQFT (22' x 122')
- Building Size: 5,600 SQFT

ZONING

- DEOD

YEAR BUILT

- 1991

PROPERTY TAXES (2024)

- \$16,581.20

FEATURES

- Mixed Use Retail & Residential
- Stabilized NOI: \$138,633
- 1 Commercial rental unit +
3 Residential rental units +
1 Storage rental unit
- NET CAP RATE: 5%
- Cornerstone on Powell: High
visibility. Prime potential



Approved Uses Include:

- Office (limited ground floor), retail (no liquor store),
- bakery, studio, salon, wellness, artist space,
- residential (incl. micro dwellings),
- Community-serving uses for education, culture, health, social, recreation, or local economic needs
- on-site retail with production.



Location

International Connect

28-minute drive to Vancouver International Airport (YVR)

Future St. Paul Hospital

5-minute drive/ 15-minute walk to future St. Paul Hospital (2027)

Public Transit

Multiple bus lines, fast access to downtown & surrounding neighborhoods

SkyTrain Access

7-minute drive to Expo Line stations

Commercial Logistics

Close to ports, arterials & industrial zones

Walkability

High foot traffic, dense community services

Cyclist-Friendly

Direct bike routes and bike share stations

Cap Rate Matrix

Cap Rate	\$/SF	Value
4.5%	\$550.13	\$3,080,742.89
5%	\$495.12	\$2,772,668.6