

FOR SALE

BY COURT ORDER

Chinatown Strata Retail Opportunity
Ideal for Owner-User or Investment



243 Keefer Street
Vancouver, BC

Adrian Beruschi
Personal Real Estate Corporation

Senior Vice President, Retail
604 662 5138
adrian.beruschi@cbre.com

Chloe Hamelin

Associate, Retail
604 662 5166
chloe.hamelin@cbre.com

CBRE



OPPORTUNITY OVERVIEW

CBRE has been engaged under a court-appointed mandate to present the opportunity to acquire 243 Keefer Street (the “Property”)—a brand-new strata retail unit in the heart of Chinatown.

The Property comprises 2,574 square feet of ground floor retail space and 964 square feet of mezzanine located on the ground level of the SPARROW development in Chinatown. The unit features high ceiling heights, expansive floor to ceiling glazing, abundant natural light, and a modern concrete facade with ample opportunity for signage.

Located on Keefer Street just steps from Main Street, the Property is within a 10-minute walk from both the Stadium-Chinatown and Main Street-Science World stations as well as the new St. Paul’s Hospital.

FEATURES



Located in close proximity to the new St. Paul’s Hospital, bringing activity to the area



High levels of pedestrian traffic



Ceiling heights between 9’4” and 18’6”



Just a short walk to/from two SkyTrain stations



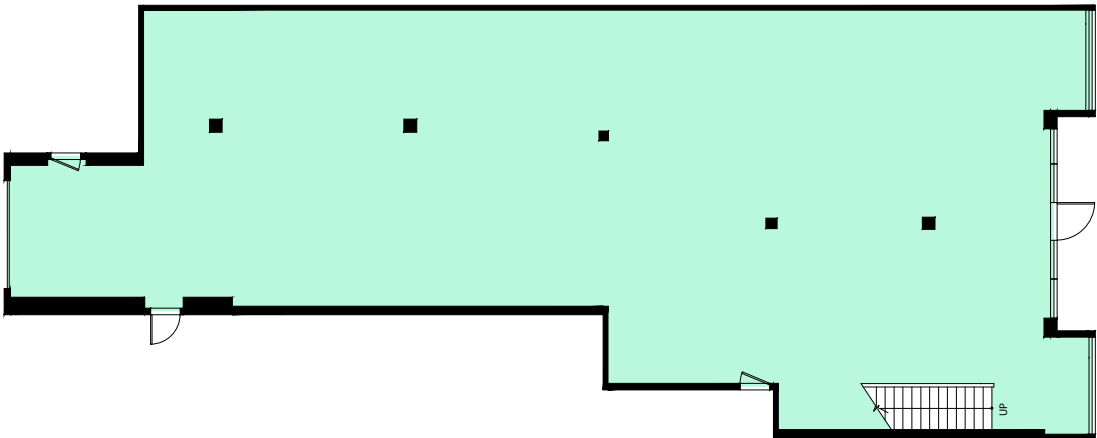
Expansive floor to ceiling glazing offering abundant natural light

UNIT DETAILS

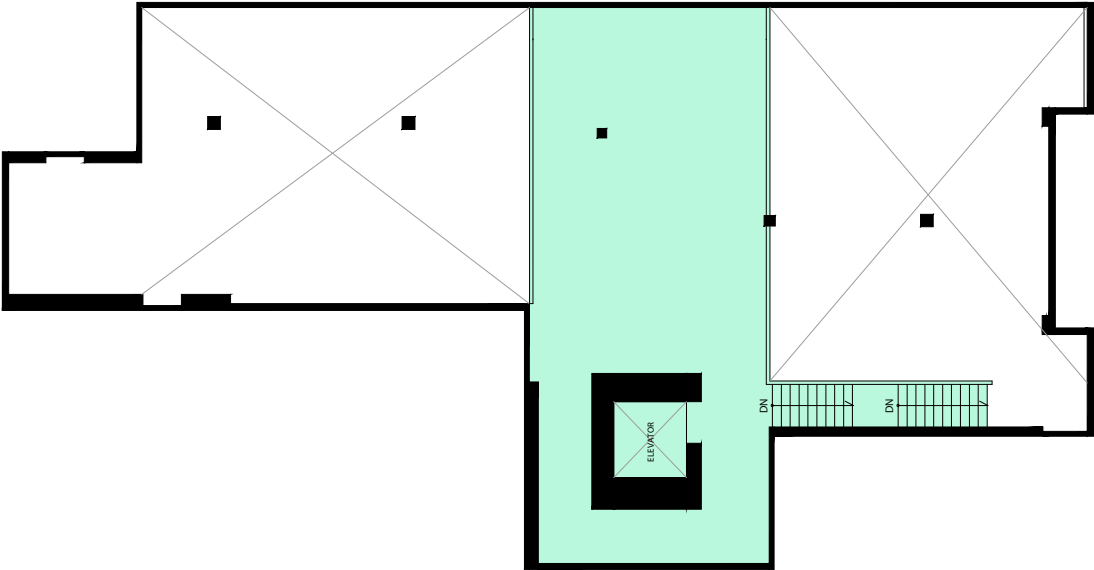
ADDRESS	243 Keefer Street, Vancouver, BC
SL #	1
AREA	3,538 SF*
ZONING	HA-1A - Chinatown Historic Area
STRATA FEES	Contact listing agent
PARKING	2 secured underground stalls
LISTING PRICE	\$1,899,000

* Exact size is subject to verification.

FLOOR PLAN

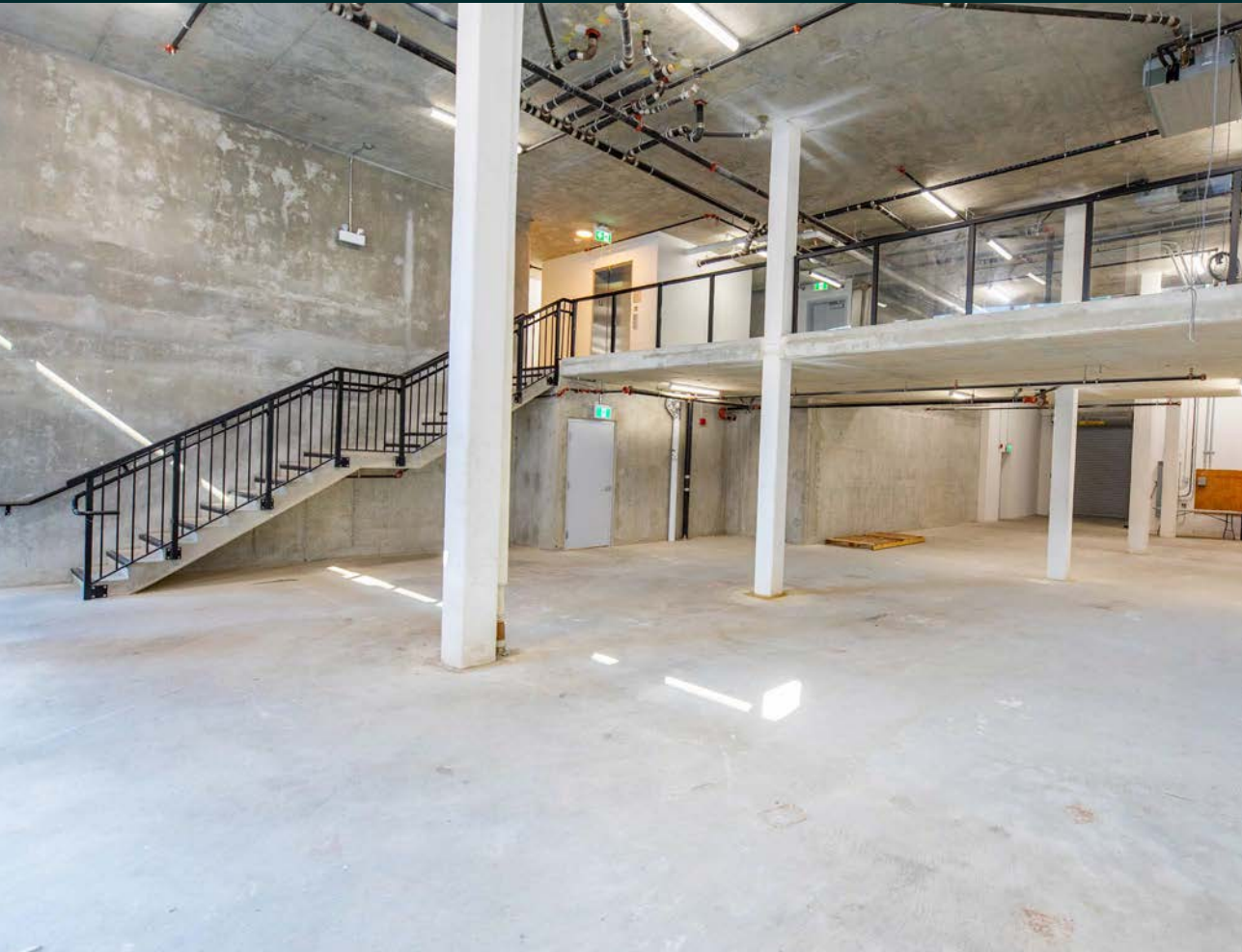


Ground Floor
2,574 sq. ft.



Mezzanine
964 sq. ft.

Not to scale. Subject to verification.





LOCATION

Sparrow is located in Chinatown, just steps to Vancouver’s Stadium District. Historic Chinatown is one of the city’s few distinct cultural neighbourhoods, bringing tourism, emerging chefs and restaurants, artists, hip cocktail bars, and small business activity to the area. The neighbourhood is known for its diverse community, culture, architecture, and is one of Vancouver’s fastest changing neighbourhoods, having attracted an influx of high-tech start-ups, digital animation studios, and new media entrepreneurs bringing new energy and vibrancy to the area.

Known as a historic site and with growing amenities, Chinatown offers an eclectic blend of vintage charm and modern convenience - serving as a bridge between the past and the present.



NEIGHBOURHOOD TENANTS

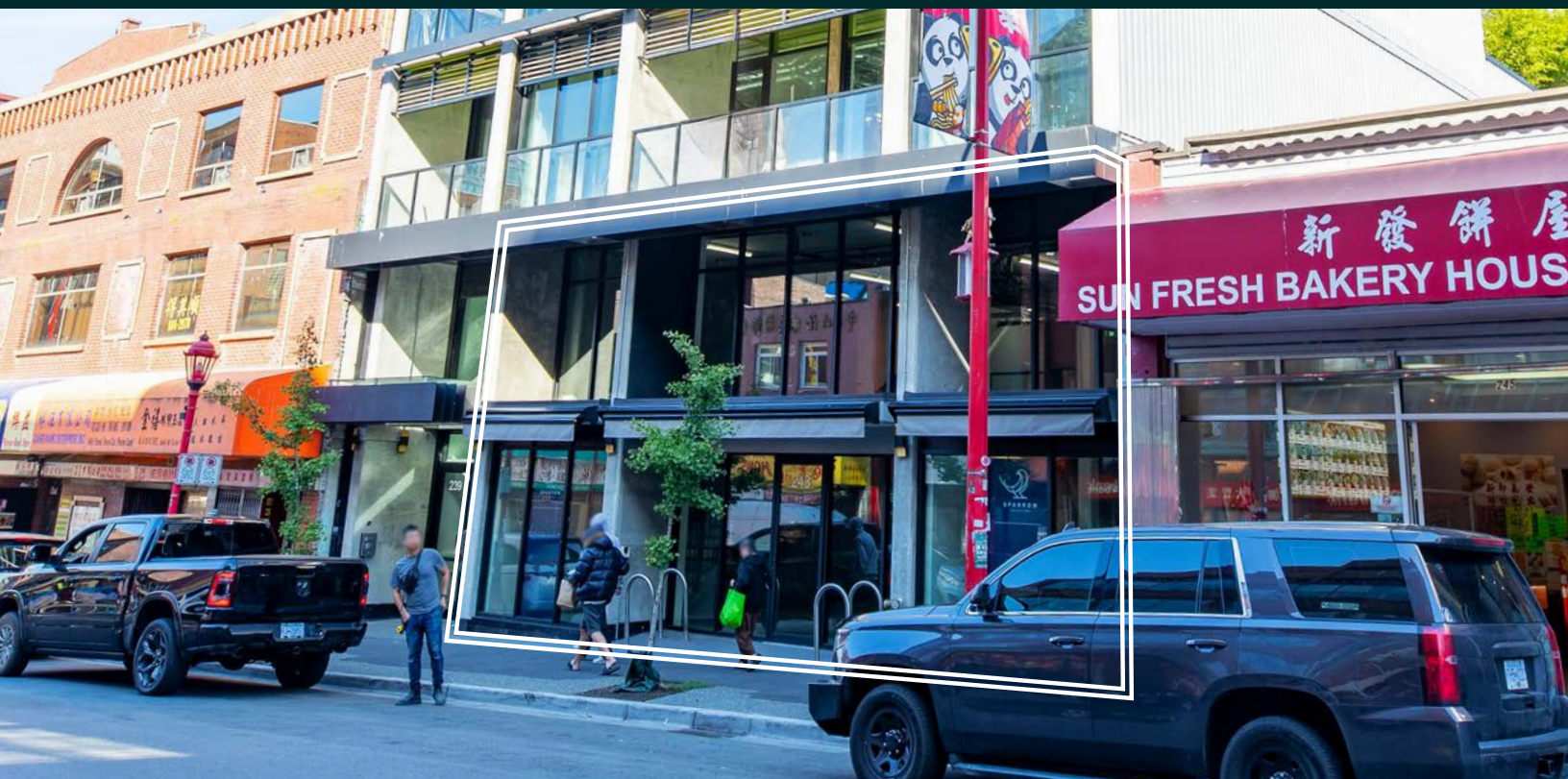
- | | | | |
|----------------|-----------------------|-------------------------|--------------------------|
| + Kissa Tanto | + MILA Plant Based | + Chinatown BBQ | + Barbara |
| + Mello Donuts | + Bai Bei | + Harvest | + The Keefer Bar |
| + Meo | + Fiorino | + Phnom Penh | + Livestock |
| + Sai Woo | + Fat Mao Noodles | + Hey Kokomo | + Canton-Sardine Gallery |
| + Virtuous Pie | + Say Hey Cafe & Deli | + Hunnybee Brunchonette | + Pizza Coming Soon |



FOR SALE

BY COURT ORDER

243 Keefer Street,
Vancouver, BC



CONTACT US

Adrian Beruschi
Personal Real Estate Corporation

Senior Vice President, Retail
604 662 5138
adrian.beruschi@cbre.com

Chloe Hamelin

Associate, Retail
604 662 5166
chloe.hamelin@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

CBRE Limited | 1021 West Hastings Street | Suite 2500 | Vancouver, BC | V6E 0C3
www.cbre.ca

CBRE