

# FOR SALE

BY COURT ORDER

Chinatown Strata Office Opportunity  
Move-in Ready



310 - 241 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**



## FEATURES

- 
Located in close proximity to two SkyTrain stations and the new St. Paul's Hospital
- 
Private 322 square foot balcony
- 
Dedicated heating and air conditioning for the unit
- 
Ceiling heights of 10'
- 
Secured bike lockers on each office floor
- 
Fourth level bamboo garden patio for all office users
- 
Expansive floor to ceiling glazing

## OPPORTUNITY OVERVIEW

CBRE has been engaged under a court-appointed mandate to present the opportunity to acquire 310-241 Keefer Street (the "Property")—a brand-new strata office unit in the heart of Chinatown.

The Property comprises 2,010 square feet of office space located on the third level of the SPARROW development in Chinatown. The unit features a private entrance lobby for office users, expansive floor to ceiling glazing, and a private north facing balcony.

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.

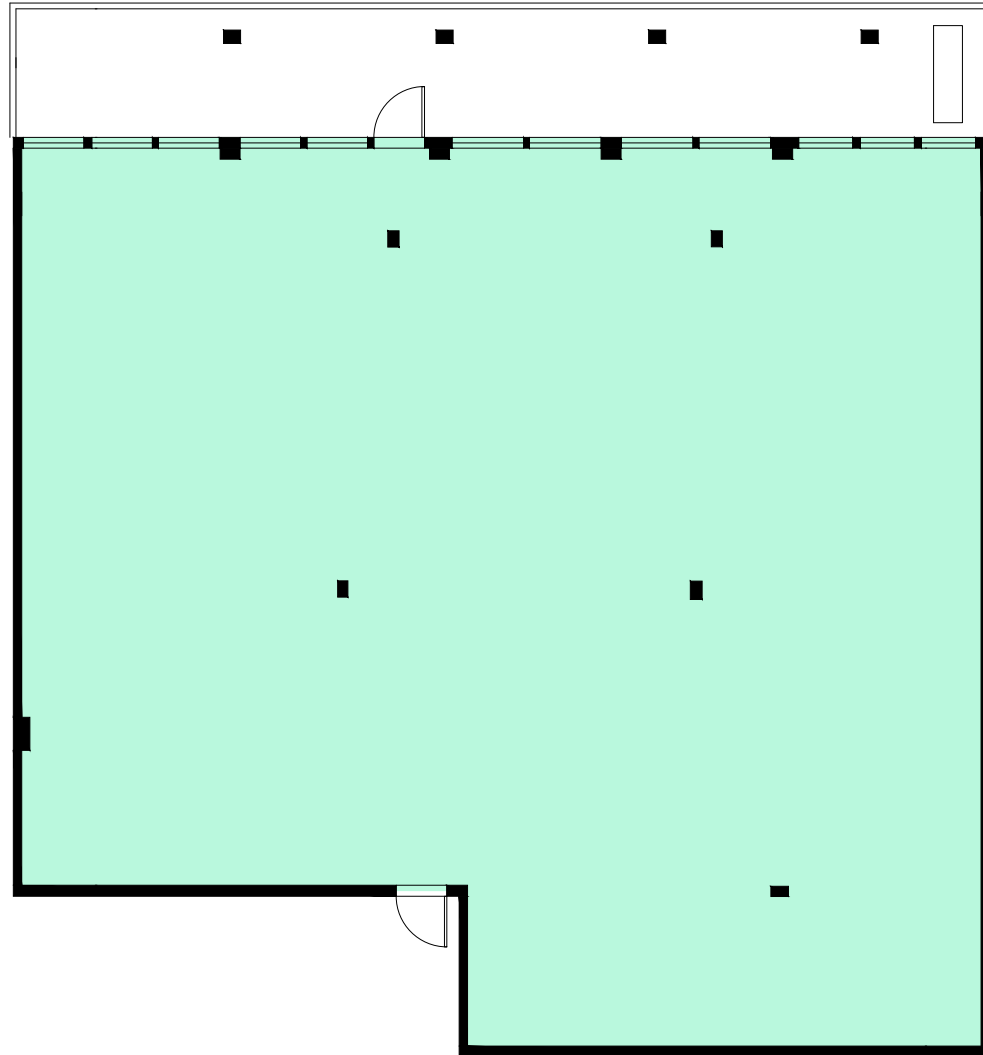
## UNIT DETAILS

ADDRESS	310 - 241 Keefer Street, Vancouver, BC
SL #	2
AREA	2,010 SF*
ZONING	HA-1A - Chinatown Historic Area
STRATA FEES	Contact listing agent
PARKING	2 secured underground stalls
<b>LISTING PRICE</b>	<b>\$999,000</b>

\* Exact size is subject to verification.

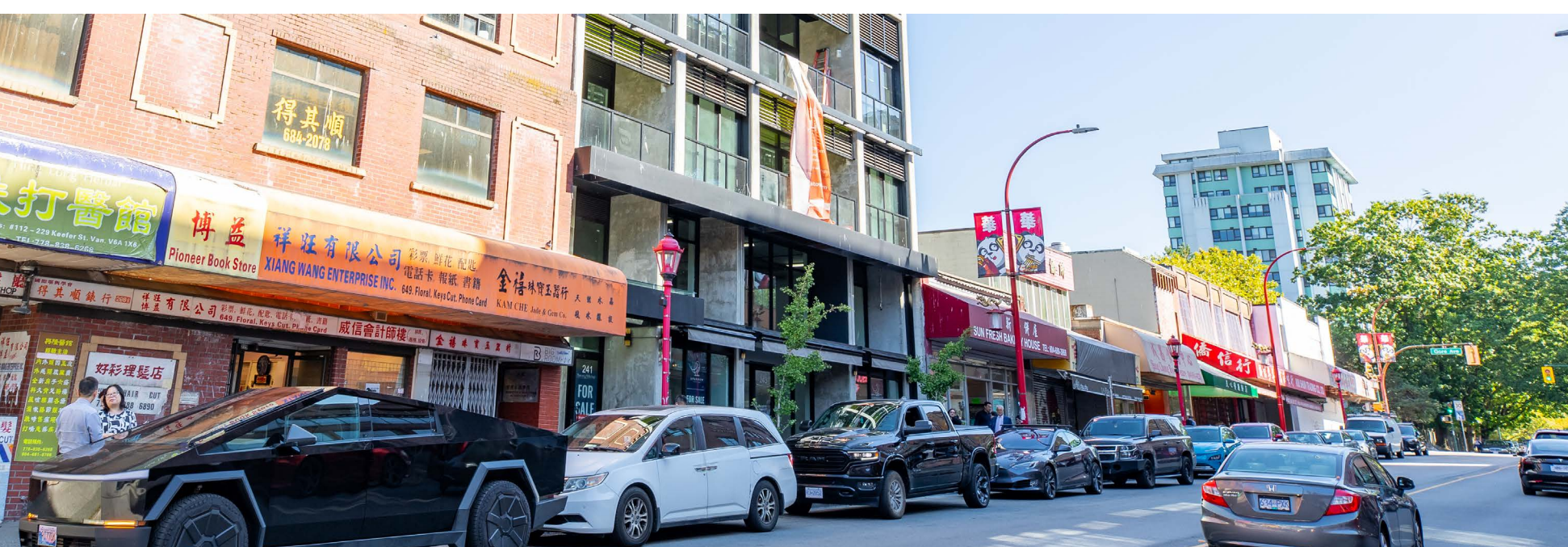
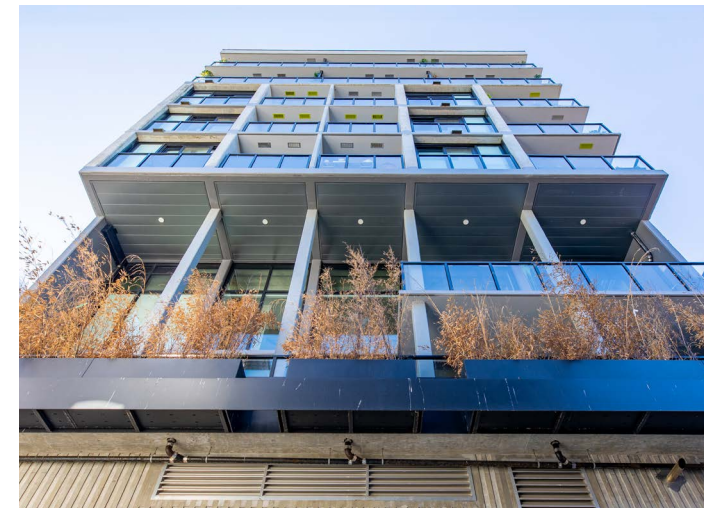
# FLOOR PLAN

Office Unit  
2,010 sq. ft.



Balcony  
322 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 Bruncheonette | + Pizza Coming Soon      |



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

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