

FOR SALE

BY COURT ORDER

Chinatown Strata Retail Opportunity
Ideal for Owner-User or Investment



243 Keefer Street
Vancouver, BC

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CBRE



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

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.

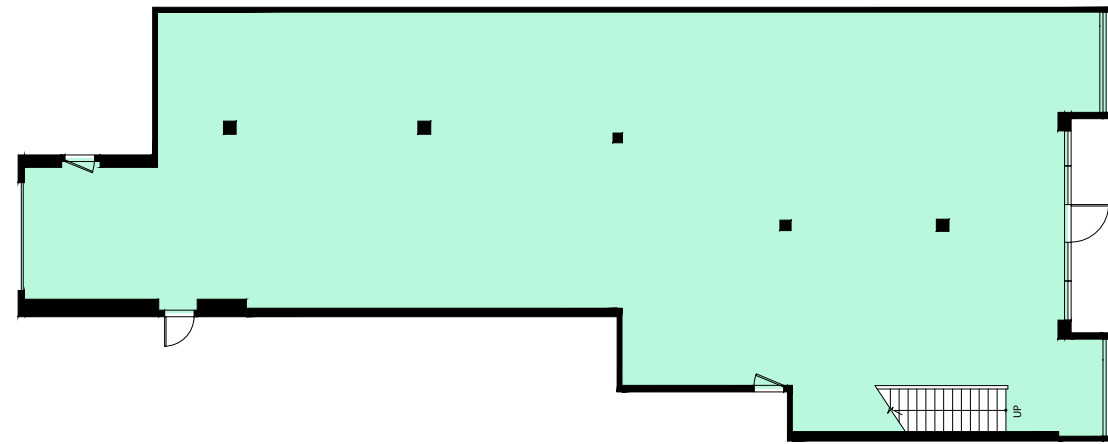
Located on Keefer Street just steps from Main Street, the Property is within a 10-minute walk from both the Stadium-Chinatown and Main Street-Science World stations as well as the new St. Paul's Hospital.

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	\$1,999,000

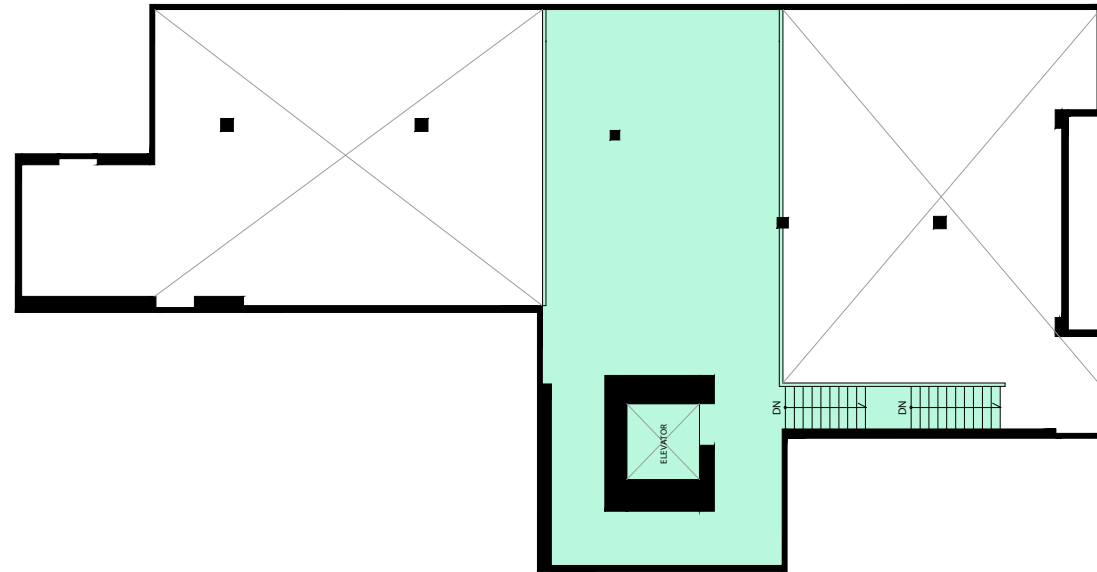
* Exact size is subject to verification.

FLOOR PLAN

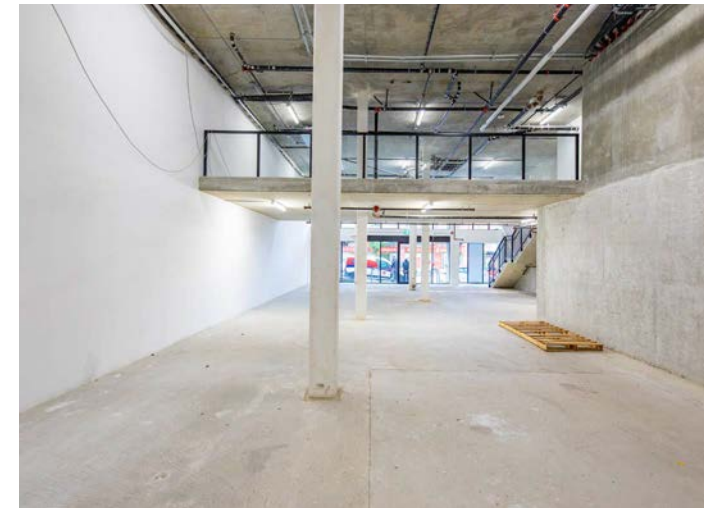
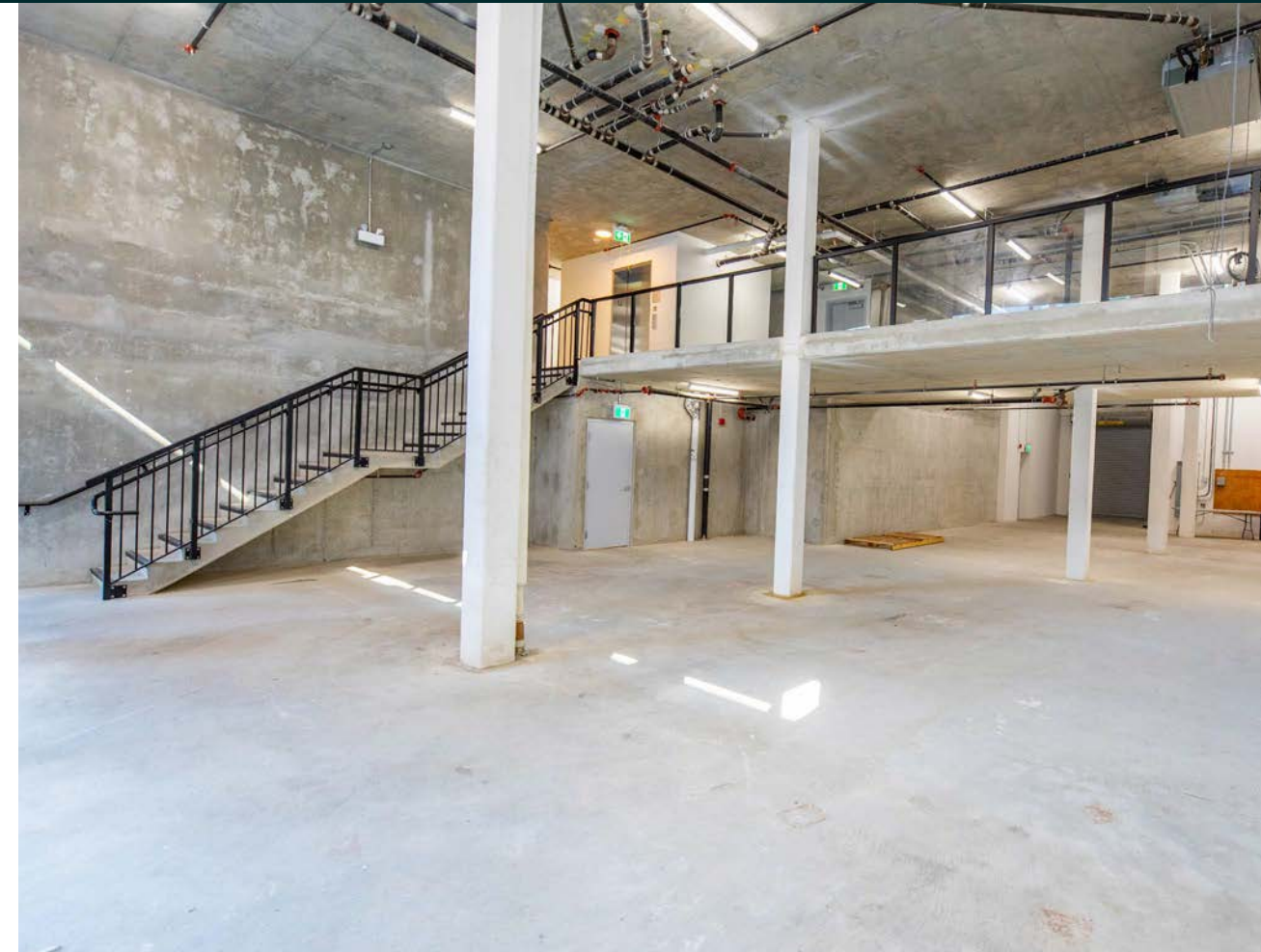


Ground Floor
2,574 sq. ft.

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 |



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