



57-63 East Cordova Street | Vancouver, BC

## FOR SALE OWNER/ USER OPPORTUNITY Ground Floor Commercial Live/Work Space

2,807 SF of beautifully improved ground floor and mezzanine commercial space in Gastown with over 73 feet of frontage and high lofted ceilings.

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# 57-63 East Cordova Street

## Vancouver, BC

### Location

This property is situated on the south side of East Cordova St just east of Carrall St in the historic district of Gastown in Vancouver. It is just around the corner from the Maple Tree Square which is a bustling convergence of Water, Alexander, Powell and Carrall Streets.

### Building

The original building was constructed in 1906 with brick, stone, old-growth timbers with cast steel lintel beams which was originally used as warehouse space for McLennan and McFeely's hardware business. In 2004, The Salient Group, restored and repurposed the building by converting it into 118 commercial live/work units. Much of the building's heritage features were retained including the large double hung wood windows, brick walls, heavy timber beams/columns and the original fir flooring.

### Space

This ground floor space is the first unit just off-of the main entrance to the building which is comprised of 2 strata lots (SL1 & SL2). The space is currently being used as office, but has the potential to be used for many different retail and service uses. It has a fully integrated system that controls the lighting, automated window blinds and sound system.

[INTERIOR VIDEO LINK](#)

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## Property Details

### Zoning

HA-2 (Gastown Historic Area)

This building allows live/work uses

### Available Area

Main Floor	1,998 SF
Mezzanine	809 SF
<b>Total</b>	<b>2,807 SF</b>

### Strata Fee

\$1,999.64/ month

### Property Tax (2024)

\$27,223.60

### Price

~~\$3,799,000~~ **\$3,499,000**

### Features

- ▶ 73 feet of frontage
- ▶ Courtyard building amenity area directly outside of the space
- ▶ High open ceilings
- ▶ Exposed beams, natural fir flooring
- ▶ Two (2) secured underground parking stalls
- ▶ Flexible live/work zoning
- ▶ Over 73' of frontage
- ▶ Kitchen
- ▶ Interior washrooms
- ▶ Shower

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### Gastown



- Rice World Supermarket
- Sunrise Market



- Oak & Fort
- Le labo
- Frank and Oak



- The Block
- Kit and Ace

### Gastown



- Al Porto Ristorante
- Monaco Cafe



- Water St. cafe
- Café Kitsuné
- Brioche Ristorante & Catering
- La Casita
- Nuba in Gastown
- Tacofino Taco Bar
- Di Beppe
- Soft Peaks Ice Cream
- The Old Spaghetti Factory
- MeeT in Gastown

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