FOR SALE

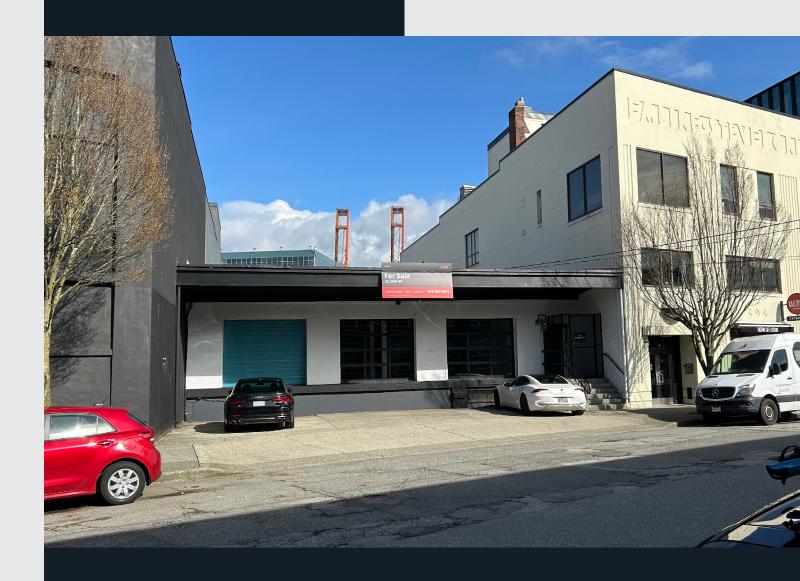


381

Railway Street

Vancouver, BC

Exceptional Owner/User or Investor Opportunity



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OPPORTUNITY

Excellent value, classic Railtown two level building of 10,000 sf over both floors. Mountain views and surrounded by top local businesses and amenities. This is a rare owner/occupier or investor opportunity in this size and price range.

BUILDING AND PREMISES

381 Railway is a concrete block and woodframe, two storey building, located next to Aritizia's new headquarters, and adjacent to the Railitown Café. With two docks at front, one dock at rear, and on-site parking, the building is attractive to a wide variety of users, including showroom, wholesale, manufacturing, tech and more.

Recently improved including new exterior paint, new LED lighting and flooring, the building is a classic Vancouver character, with rough hewn Douglas Fir beams and columns throughout. Very good utility up and down, with skylights/lightwells up and great window lines on both floors.





SALIENT DETAILS



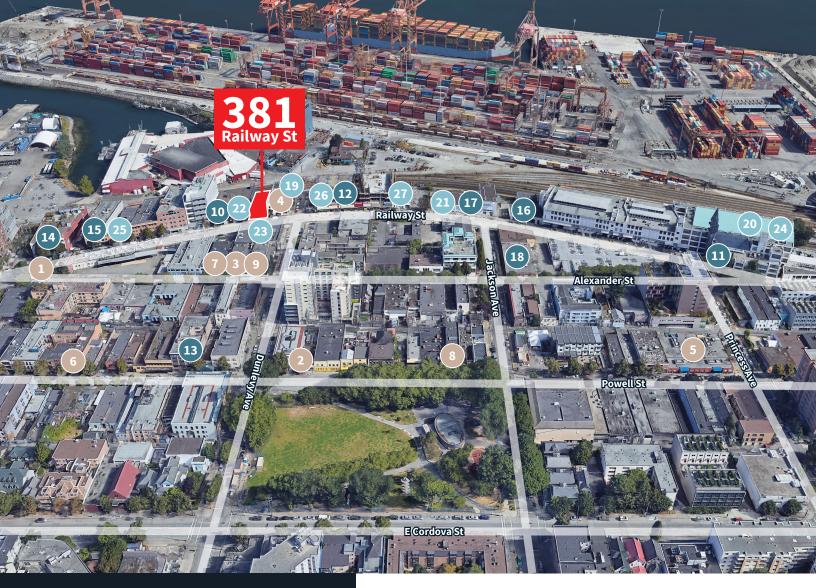
FFATURES

- Prominent signage available
- Ample parking
- Multiple front and rear dock loading
- 3 phase power
- 5,000 SF floor plates
- Efficient column spacing

LEGAL DESCRIPTION

PID: 011-477-351

Lot 2 (Reference Plan 3102) of Lot H, Block 39A, DL 196, Plan 4600



SURROUNDING AMENITIES

DINING

- 1. Ask For Luigi
- 2. The Mackenzie Room
- 3. Belgard Kitchen
- 4. Railtown Café
- 5. Dosanko
- 6. Harken Coffee
- 7. Postmark Brewing
- 8. The Uncommon Cafe
- 9. Vancouver Urban Winery
- 10. Form3 Design Inc.

DESIGN

- 11. Dossier
- 12. Park & Fifth
- 13. Octopus Studios
- 14. Goldtooth
- 15. Letterbox Design
- 16. Hinterland Design
- 17. Bocci
- 18. Peak Apparel

COMPANIES

- 19. Artzia Head Office
- 20. Herschel Supply
- 21. Omer Arbel Office
- 22. Inform Contract
- 23. Monstercat
- 24. Will Creative Inc.
- 25. Domain7 Solutions
- 26. Bensen Manufacturing
- 27. Spot Solutions



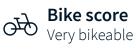


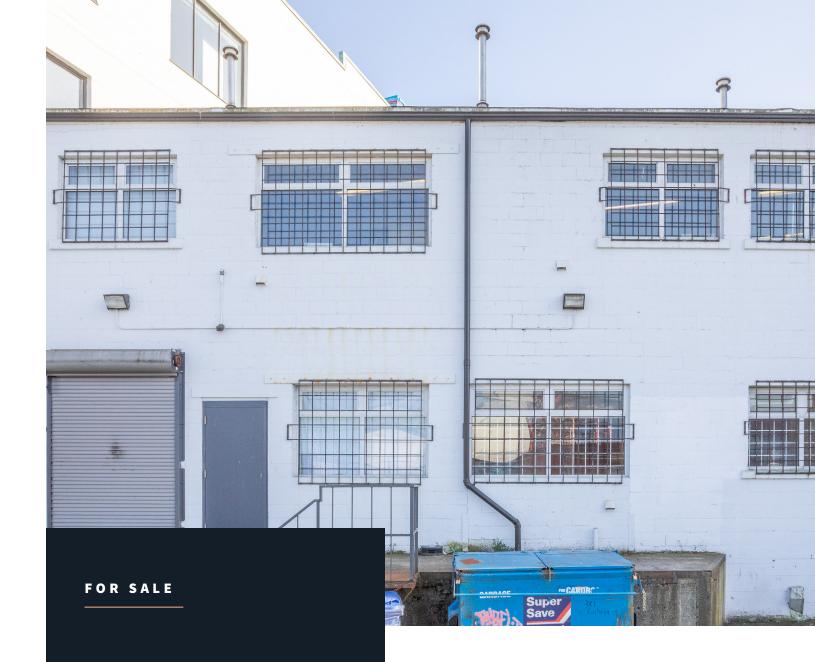




Transit score Rider's paradise







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