

FOR SALE

381

Railway Street



Vancouver, BC

Exceptional Owner/User or  
Investor Opportunity



**Chris J. Newton\***

Vice President  
+1 604 998 6003  
chris.newton@jll.com

**Andrew Astles**

Associate Vice President  
+1 604 998 6001  
andrew.astles@jll.com

## 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 Railtown 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



SQUARE FOOTAGE  
**10,000 SF**



AVAILABILITY  
**Immediately**



REDUCED SALE PRICE  
**\$6,095,000**



TAXES & OPS (2024)  
**\$7.40 psf/pa**



ZONING  
**I-4 (up to 5.0 FSR)**



LOT SIZE: **5,260 S.F.**  
UP TO: **5.0 FSR**

## FEATURES

- 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

82



**Walk score**  
Very walkable

88



**Transit score**  
Rider's paradise

77



**Bike score**  
Very bikeable





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