

KORET LOFTS

67 E CORDOVA ST
VANCOUVER, BC

RETAIL | LIVE | WORK

FOR SALE



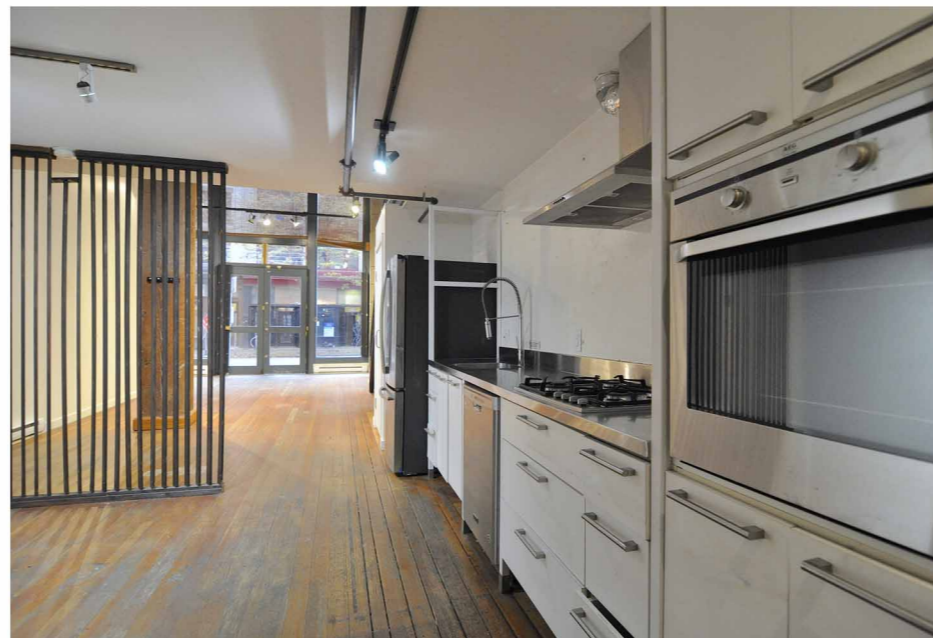
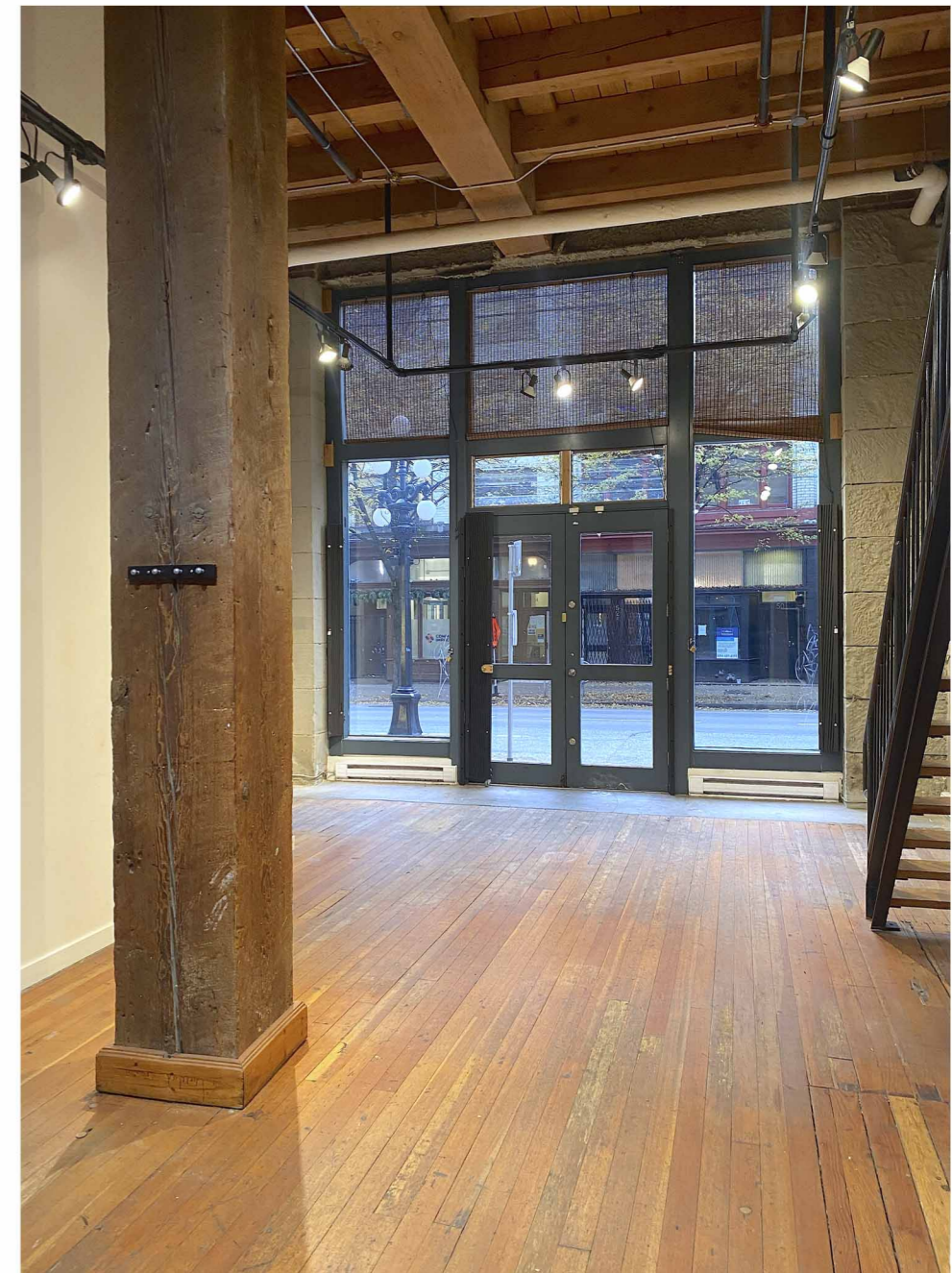
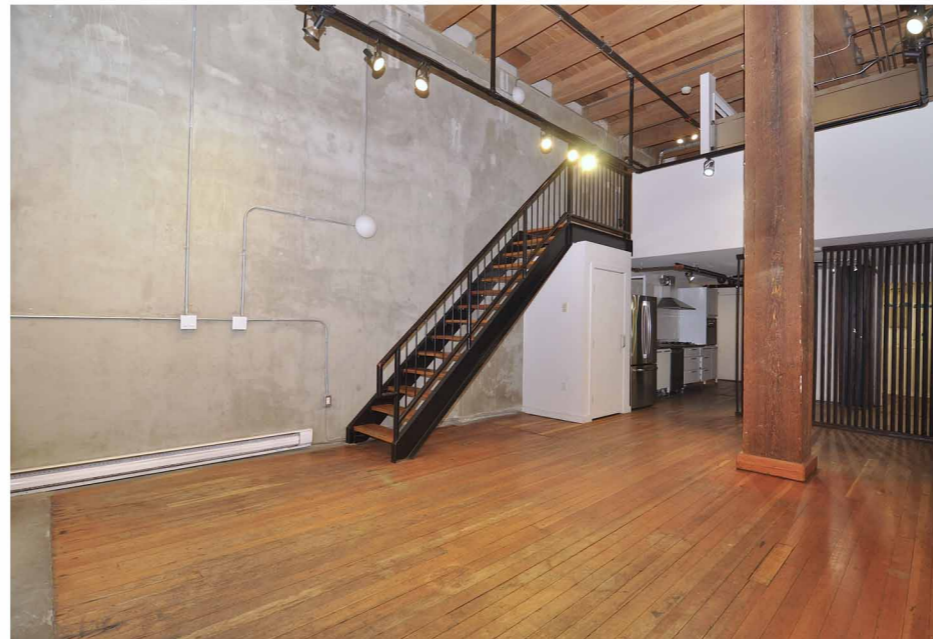
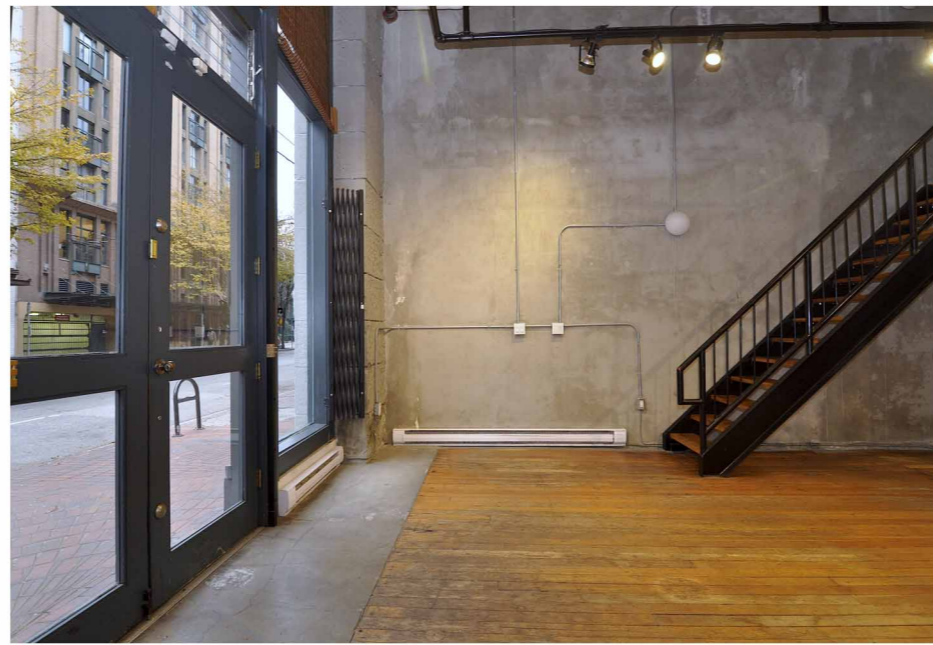
KORET LOFTS

67 E CORDOVA ST

In Gastown, this ground level 989 sq ft Cordova St facing retail live / work unit is located in Koret Lofts, a historical brick and beam warehouse conversion originally constructed in 1906. The entire building has been completely rehabilitated and modernized in 2006 with all new mechanical and electrical building system components. The space showcases turn of the century architectural and structural design with exposed fir beams, stone and a concrete wall. The area comprises 705 sq ft of ground level space with a retail storefront beneath 18' ceilings, a rear kitchen, and an additional 284 sq ft of upper mezzanine area with a 3 piece bathroom, plus laundry. 1 underground assigned parking stall is included. An exciting investment opportunity with the area seeing improvements through redevelopment of Westbank's Blood Alley project, and future proposed Cohen Block by Bosa 1 block west on Cordova St.

LEGAL ADDRESS	STRATA LOT 3, PLAN BCS2025, DISTRICT LOT 196, GROUP 1, NEW WESTMINSTER LAND DISTRICT
PID	026-805-316
AREA	989 SQUARE FEET (Registered Strata Plan)
ZONING	HA-2 (Designated Live / Work)
OCCUPANCY	VACANT
PARKING	1 STALL UNDERGROUND
STRATA FEE	\$585.66 MTHLY
TAXES	\$10,924.20 (2024)
LIST PRICE	\$925,000.00

SALIENT DETAILS



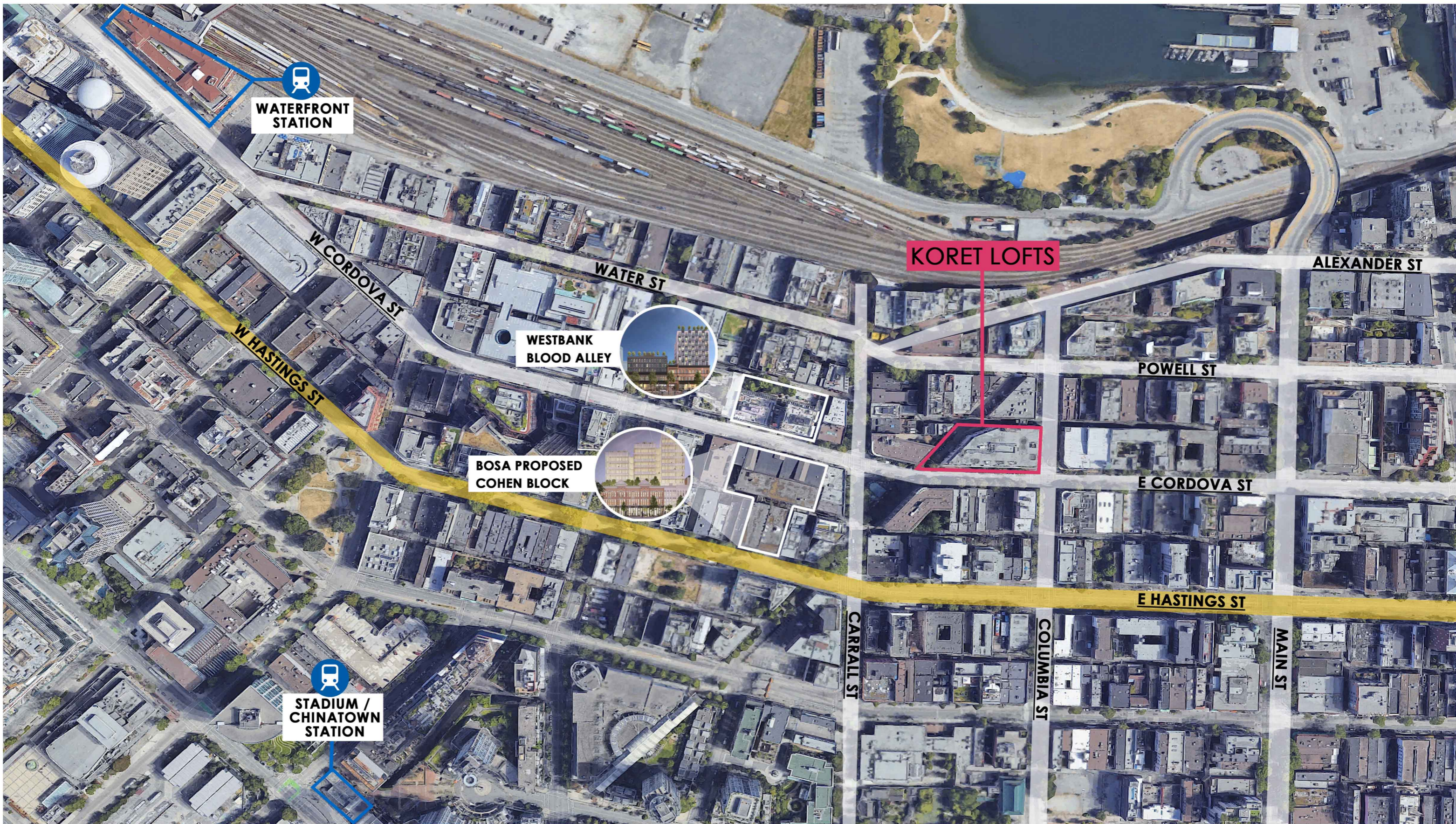
67 E CORDOVA ST
 RETAIL, LIVE / WORK
 HALLWAY & COMMON PROPERTY
 COURTYARD



SITE PLAN

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AERIAL MAP

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