

# FOR SALE

## Holding Income Property - Downtown Vancouver

512 Beatty Street, Vancouver, BC



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**LUK**  
REAL ESTATE GROUP

\*Personal Real Estate Corporation

**Macdonald**  
COMMERCIAL

# OVERVIEW

This exceptional commercial property offers a steady income stream, thanks to a recently renewed lease with a successful lash bar tenant. Located in a beautifully preserved heritage building in downtown Vancouver, it features 1,350 sq. ft. of character-filled space across two levels, with exposed brick, beam interiors, and a stunning spiral staircase.

## LOCATION

Ground-floor frontage on Beatty Street, located between West Pender Street and the Dunsmuir Viaduct. Just 150 meters from the Stadium-Chinatown SkyTrain Station and close to popular spots like T&T Supermarket, Keto Bakery, and Jam Café. This is a rare opportunity to own a prime income-generating asset in a high-traffic area.

## SALIENT FACTS

<b>Civic Address:</b>	512 Beatty Street, Vancouver, BC
<b>Size (approx.):</b>	1,350 SF
<b>Legal Description:</b>	STRATA LOT 4 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2445 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Zoning:</b>	DD
<b>NOI:</b>	Contact Agents
<b>Listing Price:</b>	\$1,399,000

## HIGHLIGHTS



**INCOME-GENERATING ASSET**



**HVAC SYSTEMS**



**2 WASHROOMS**



**HIGH-VISIBILITY LOCATION**



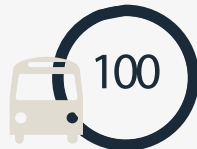
**NEARBY AMENITIES & TRANSIT**



**WALK SCORE**

**Walker's Paradise**

Daily errands do not require a car



**TRANSIT SCORE**

**Rider's Paradise**

Close Proximity Vancouver Expo Line



**BIKE SCORE**

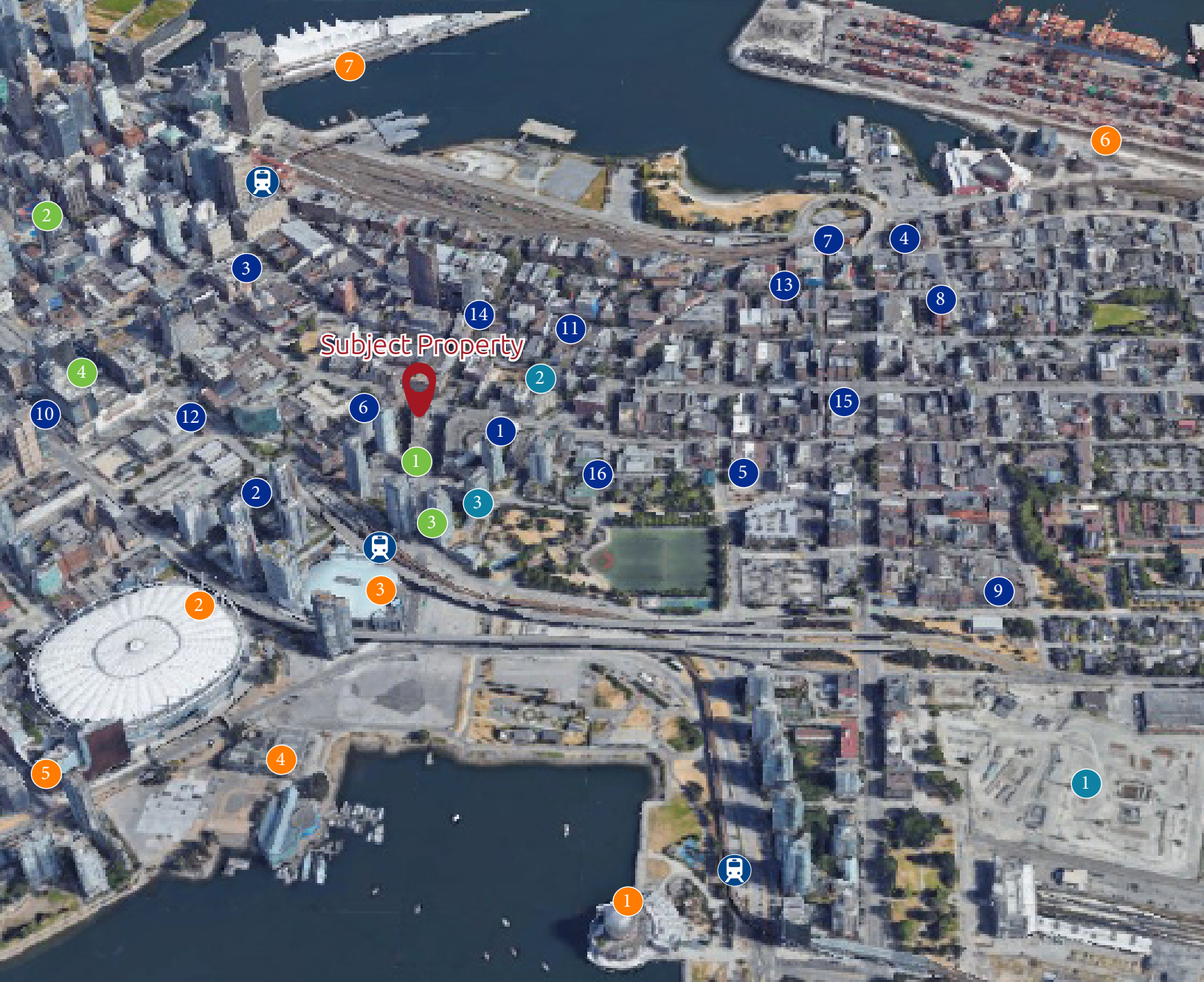
**Biker's Paradise**

Excellent Bike Lanes

Source: [walkscore.com](https://walkscore.com)

# PROPERTY PHOTOS





Subject Property

**RESTAURANTS**

- 1. Chambar
- 2. Acquafarina
- 3. Tacofino
- 4. Ask For Luigi
- 5. Mello
- 6. Holy Chow
- 7. Alibi Room
- 8. Belgard Kitchen
- 9. Hunnybee Brunch
- 10. Oyster Bar & Market
- 11. Tacofino
- 12. Jam Cafe
- 13. Cadeaux Bakery
- 14. Sooda Korean
- 15. Bao Bei
- 16. Starbucks

**NOTABLE SITES**

- 1. Science World
- 2. BC Place Stadium
- 3. Rogers Arena
- 4. Plaza of Nations
- 5. Parq Casino
- 6. Port of Vancouver
- 7. Canada Place

**HEALTH CARE**

- 1. Future St. Paul's Hospital Campus
- 2. Vancouver Women's Health Collective
- 3. JED Chinese Medical Clinic

**SHOPPING**

- 1. T & T Supermarket
- 2. CF Pacific Centre
- 3. Costco Wholesale
- 4. Nesters Market

LEGEND

EXPO LINE STATION

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