

**FOR SALE**  
**208 E GEORGIA STREET**  
VANCOUVER, BC



**INTRODUCING THE NEWLY RENOVATED LONDON  
HOTEL // 73 ROOM VACANT SRO BUILDING WITH  
TWO FULLY TENANTED COMMERCIAL UNITS**

**SUBSTANTIAL BUILDING RENOVATIONS/UPGRADES IN 2022  
IDEAL FOR OCCUPIERS & INVESTORS**

### THE OPPORTUNITY

Cushman & Wakefield ULC ("C&W") is pleased to present this unique investment opportunity to acquire a 73 room Single Room Occupancy ("S.R.O") building with ground floor commercial space. The property is located on the southeast corner of East Georgia and Main Street, and recently went through a complete renovation in 2022.

### THE LOCATION

208 East Georgia Street is located in one of the oldest and most significant Chinatown neighbourhoods in North America. The historical city centre of Vancouver, built around the industry of the time, this iconic and deeply important neighbourhood is participating in some of the most significant planning processes of our time. Bringing rejuvenation and investment to Chinatown, while respecting and honouring its deep history and great contributions to the City we know today, this neighbourhood is poised to offer great opportunity.

### SALIENT DETAILS

Civic Addresses	208 East Georgia Street
PID	028-174-087
Legal Description	LOT A BLOCK 20 DISTRICT LOT 196 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP44082
Site Area	6,840 SF (57' x 120')
SRO Unit Mix	73 SRO units between 100 - 150 SF each with a built in sink in each unit
Zoning	HA-1A HISTORICAL AREA
Gross Taxes (2022)	\$41,586.80
2023 Assessed Value	\$9,043,000
Commercial Tenants	London Public House: February 28, 2027 1 x 5-year option to renew  Fiorino, Italian Street Food Ltd.: June 30, 2031 1 x 5-year option to renew

### BUILDING AREA

RESIDENTIAL		RETAIL	
Second Floor	6,343 SF	Unit 202	2,220 SF
Third Floor	6,336 SF	Unit 700	3,898 SF
Fourth Floor	2,394 SF	<b>Total</b>	<b>6,118 SF</b>
<b>Total</b>	<b>15,073 SF</b>		

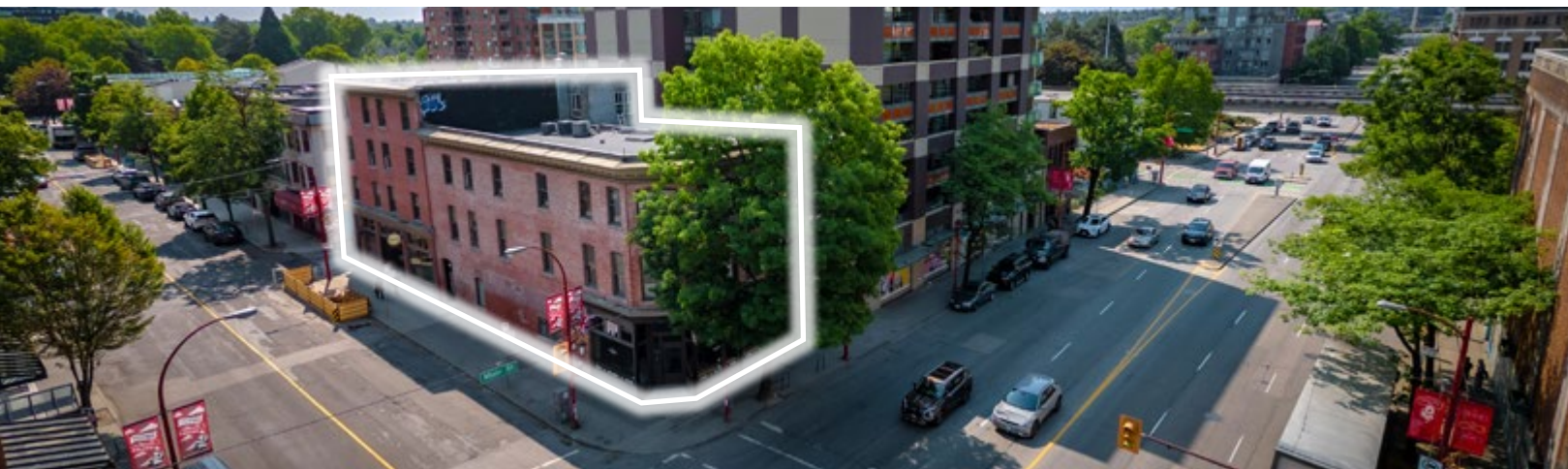
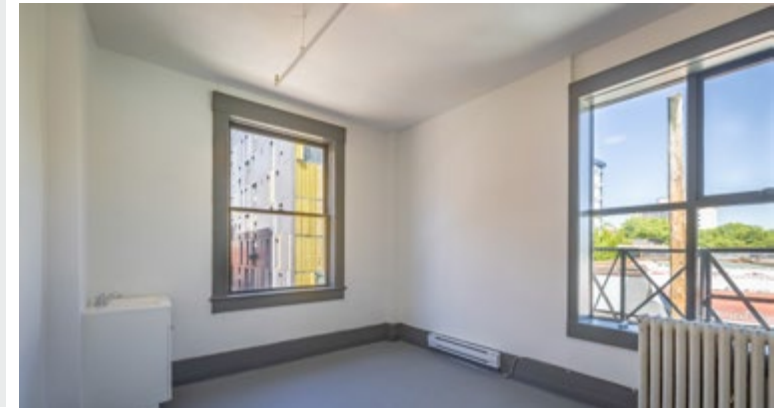
**TOTAL FLOOR AREA: 21,191 SF**



### RENOVATION DETAILS

The London Hotel underwent substantial renovations/upgrades in 2022 including:

- Building Fumigation
- Selective demolition and abatement (by licensed abatement contractor)
- Domestic plumbing re-pipe throughout
- New plumbing fixtures in existing locations throughout and installation in each unit
- Electrical re/re lighting, smoke detectors, emergency lighting and exits signage
- Interior window replacement
- Interior door replacement (reframe residence doors to be consistent width throughout, closers, lever handles, sweeps incl.)
- Stair and railing repairs (reinforce where required and ensure equal rise and runs)
- Floor encapsulation and installation of sheet goods throughout
- Provide stair safety transitions strips and tactile at landings and uneven corridors
- Re-roofing of all building and window wells
- Repair existing fire escape
- Repair all street facing windows to be operable
- Existing drywall repair and paint throughout
- Repair fire separations and firestopping where required
- Commission existing hot water heating system
- Re-verification of existing fire alarm system
- Street permits for disposal bins
- \$2,900,000 total cost



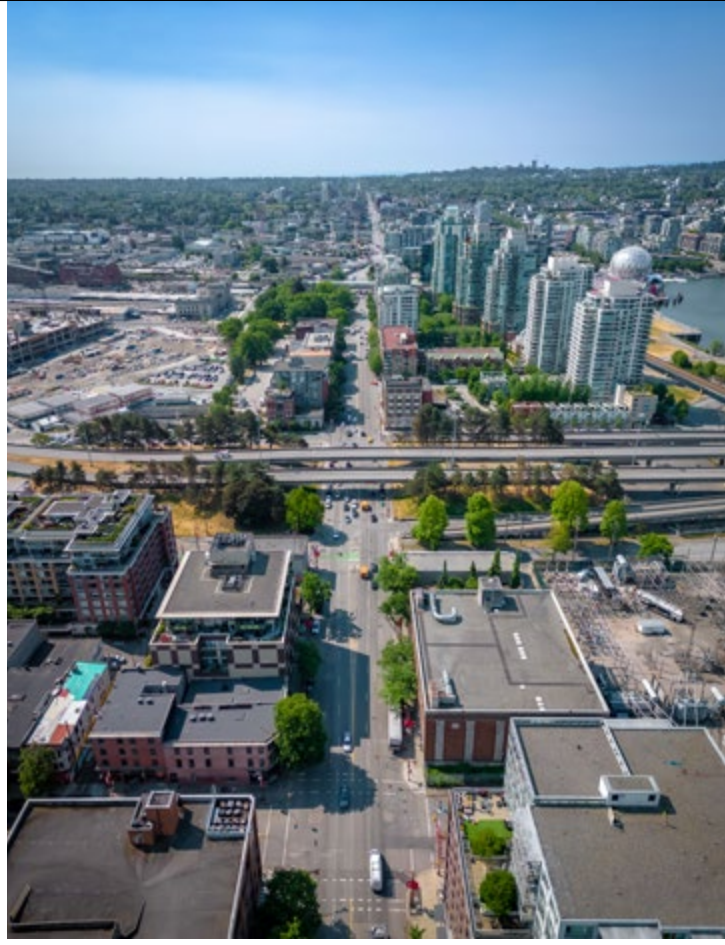
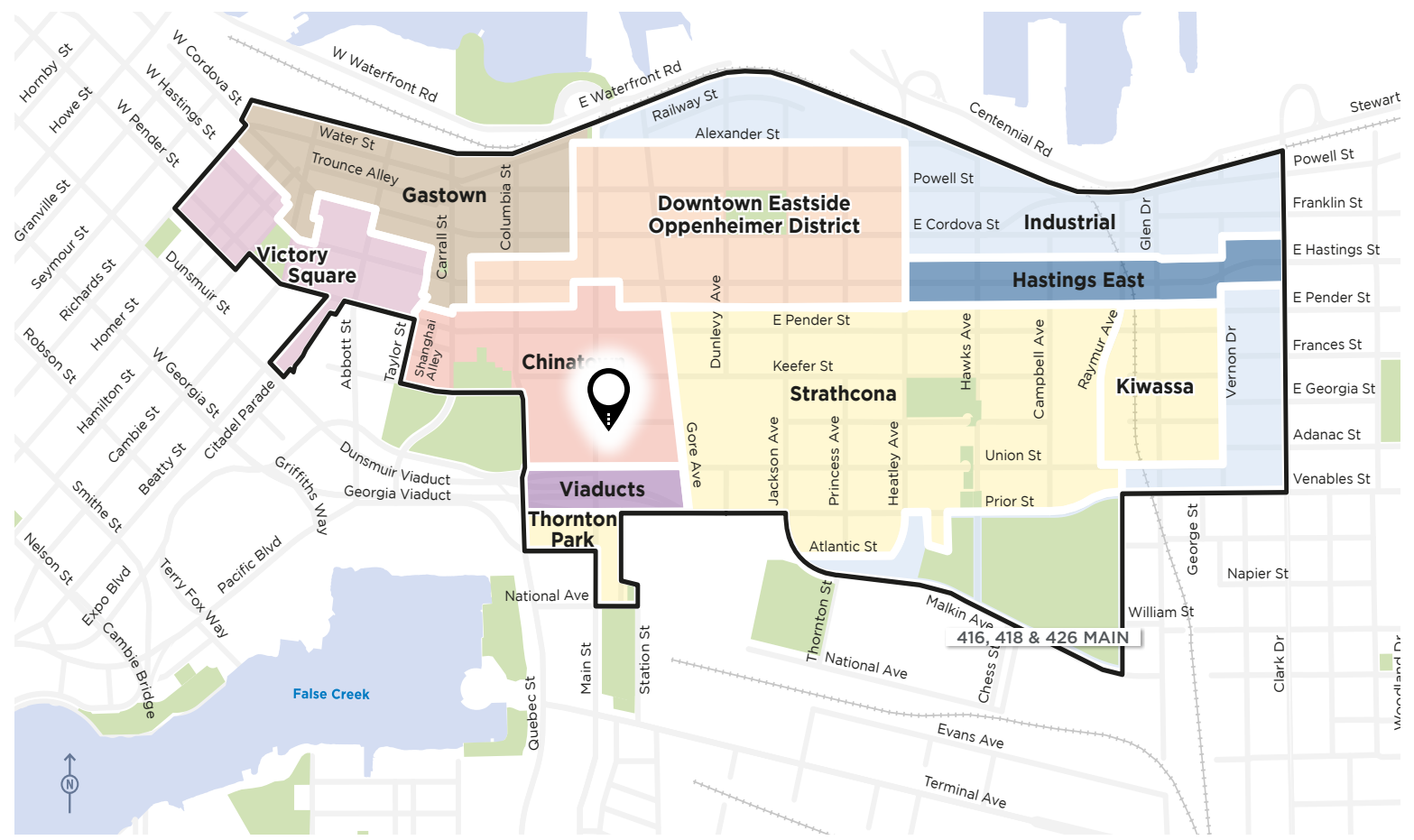
The Property features a unique zoning specific to the Chinatown neighbourhood. The zoning allows for a mix of uses including residential, commercial, institutional and cultural. The built form can achieve a density of up to 5.35 FSR and 90 feet building height. The Property is not situated within the Chinatown Historic Site designation.

Development and land use in Chinatown and Downtown Eastside is also guided by other policies including the Downtown Eastside Plan (2014), and the Chinatown Neighbourhood Plan & Economic Revitalization Strategy (2012). The above area plans built form and land use policies generally align with the current zoning and provide a clearer path towards redevelopment.

### ZONING SUMMARY

- HA-1A (Chinatown Historic Area)**
- Permitted Uses:**
- Cultural and Recreational
  - Dwelling
  - Institutional
  - Manufacturing
  - Office
  - Retail
  - Service
- Height:**
- Up to 27.4 m (90 feet) or 8 storeys
- Density:**
- Up to 5.35 FSR for all uses combined
  - Up to 3.50 FSR for dwelling uses, provided that floor space ratio for non-dwelling uses is no less than 1.5 FSR.

### DOWNTOWN EASTSIDE SUB-AREAS AND NEIGHBOURHOODS (DOWNTOWN EASTSIDE PLAN)



### NEW ST. PAUL'S HOSPITAL

Construction has started on the largest hospital redevelopment project in British Columbia's history. The new hospital will be a full-service acute care hospital and integrated health-care campus with capacity for 548 beds. The new facility will cost \$2.17 billion and it is expected to be complete by 2027.



### NORTHEAST FALSE CREEK PLAN

Approved in 2018 by Vancouver City Council, the plan lays out the framework to transform 58 hectares of land in Northeast False Creek. The plan targets an addition of approximately 8,000 residential units for 12,000 residents, and 32 acres of new and redeveloped parks.

### VIADUCT LANDS

With the recent approval of the replacement plan of the Georgia and Dunsmuir viaducts, the City of Vancouver has been in the process of a major planning effort that will lay the groundwork for new mixed-use development in the historic Hogan's Alley neighbourhood, and the lands to the west.

The initial proposal of almost 1,000,000 sf of density included planning for rental housing, commercial space and much needed community and green spaces.



LOCATION HIGHLIGHTS



Adjacent to restaurant amenities such as Bao Bei, The Keeper Bar, Kissa Tanto, Pizza Coming Soon, Phnom Penh, Bodega, The Boxcar, Pizzeria Farina, among many others



Within 800 meters of Main Street - Science World Skytrain station on the Expo Line



Within 950 meters of Stadium Skytrain Station on the Expo Line



Ground floor commercial is fully tenanted



**IN THE NEIGHBOURHOOD**

VIRTUOUS PIE	MILA	K	PIZZERIA FARINA	THE Boxcar
SAI WOO	Kissa Tanto	BAO BEI	BODEGA	the keeper bar
LA BOQUERIA	umaluma	DALINA	PIZZA COMING SOON	MATCHSTICK
BROOKLYN			Phnom Penh	PACIFIC-POKE

**WALK SCORE 94**  
Walker's Paradise

**TRANSIT SCORE 95**  
Rider's Paradise

**BIKE SCORE 96**  
Biker's Paradise

# FOR SALE

## 208 E GEORGIA STREET

VANCOUVER, BC

BC PLACE

ROGERS  
ARENA

STADIUM-CHINATOWN STATION



MAIN ST

HWY 1A

E GEORGIA ST



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