

FOR SALE

BLOCK HOUSE

211 Columbia Street | Exclusive Gastown Boutique Hotel
Investment Opportunity



 **corbel**
COMMERCIAL REAL ESTATE SERVICES

**AVISON
YOUNG**

Boutique apartment hotel in Gastown.



THE OPPORTUNITY

Tucked within the cobblestone streets and brick façades of Gastown, Block House at 211 Columbia Street presents a rare opportunity to own a piece of Vancouver's architectural history—reimagined as a design-led boutique hotel for the modern era.

Housed within a 2.5-storey plus lower-level brick and timber heritage building, Block House thoughtfully blends historic character with contemporary hospitality. Recipient of the Heritage Award of Honour (2003), the property features a restored brick and stone façade, soaring ceilings, operable heritage windows, and a refined interior palette that reflects timeless craftsmanship and elevated design.

Purposefully conceived as a boutique hotel, the upper levels comprise 19 self-contained suites, each complete with a private kitchen and washroom—offering guests the flexibility of both short- and extended-stay accommodation. Below, the fully leased retail levels provide stable, in-place income, grounding the asset with immediate revenue.

Now complete and fully operational, Block House is currently leased and operated by Kalido House Hotels, offering a turnkey hospitality investment within one of Vancouver's most iconic and tightly held neighbourhoods.

In addition, 211 Columbia Street presents a compelling opportunity for both investors and owner-operators—either as a stabilized, income-generating asset or for those seeking to acquire and directly operate a fully built boutique hotel in the heart of Gastown.

Block House offers loft-style apartments in one of Vancouver's most storied neighbourhoods.

INVESTMENT HIGHLIGHTS



Award-Winning Heritage Asset

Recipient of the Heritage Award of Honour (2003), the building features a restored brick and timber façade, high ceilings, and character-rich architectural detailing.



Fully Operating Hotel

A 19-unit boutique hotel currently operated and leased by Kalido Hotels.



Rare Hospitality Offering in Gastown

The only short-term accommodation options in Gastown aside from the Cambie Hostel, capturing unmet demand for authentic local stays in a heritage setting.



Flexible Stay Strategy

Fully self-contained units with private kitchens and washrooms, enabling both nightly and extended-stay occupancy and allowing the operator to dynamically optimize rate, length of stay, and seasonal demand.



Unique Investment Opportunity

Acquire a fully redeveloped heritage asset with future optionality. The adjacent vacant parcel (currently utilized as parking) is also available for sale separately, and presents longer-term redevelopment or expansion potential under HA-2 zoning, subject to approvals, offering strategic upside beyond the stabilized hotel and retail income.



Turnkey Heritage Asset

Fully leased retail and lower level tenancies provide stabilized net income during hotel ramp-up, diversifying overall cash flow profile, with further, future hospitality conversion potential.



Established Urban Density

Over 125,000 residents and 200,000 daytime workers within a 3 km radius support strong foot traffic and ongoing tenant demand.

SALIENT FACTS

Civic Address	211 Columbia Street
Lot Size¹	9,569 SF (Approx.)
Storeys	2.5-storeys plus lower level
Zoning	HA-2 (Gastown Historic Area)
Legal Description	PL F BLK 7 DL 196 GROUP 1 NWLD LMP49319
PID	025-000-322
Property Tax	\$109,291.00 (2025)
NOI (Projected/Actual)	Please contact agent
Asking Price	Please contact agent

¹All sizes are approximate and subject to verification.



ABOUT BLOCK HOUSE

Block House is a 19-suite boutique hotel complemented by fully leased ground and lower-level commercial tenancies, providing stabilized baseline income and diversified cash flow.

This boutique hotel has been designed with an efficient operating model emphasizing limited staffing, smart self-check-in technology, and flexible suite configurations suitable for both short-term and extended-stay guests.

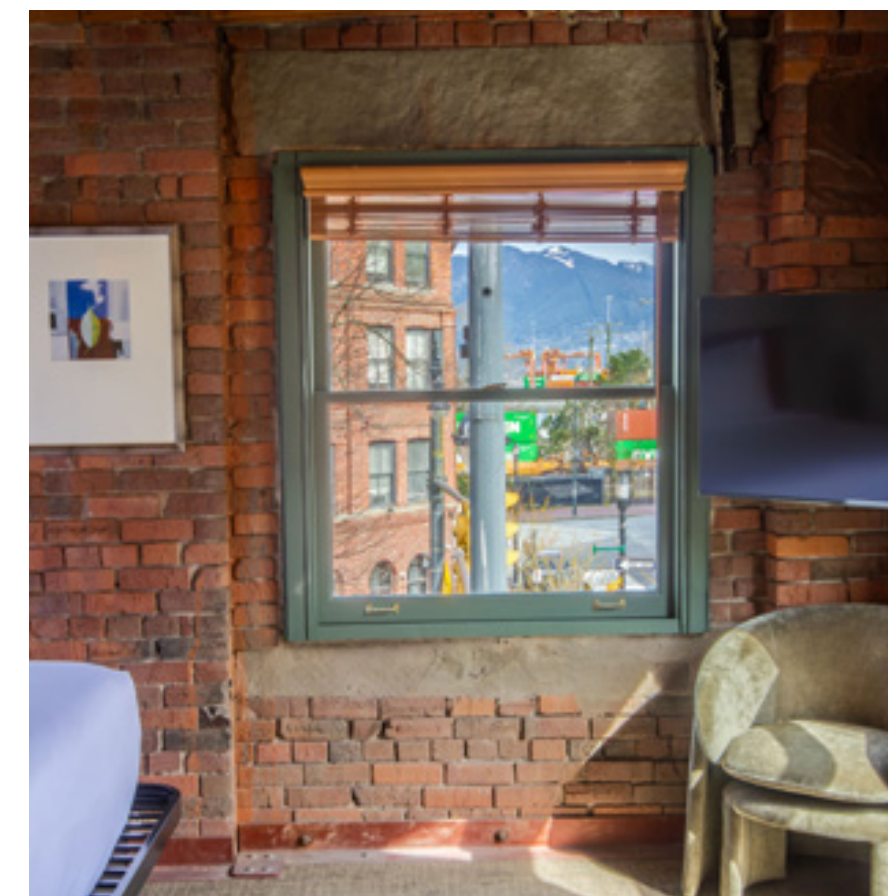
A detailed operating pro forma and rent roll are available to qualified purchasers upon execution of a confidentiality agreement.

Hotel Size	11,600 SF (Approx.)
Rooms	19 self-contained suites



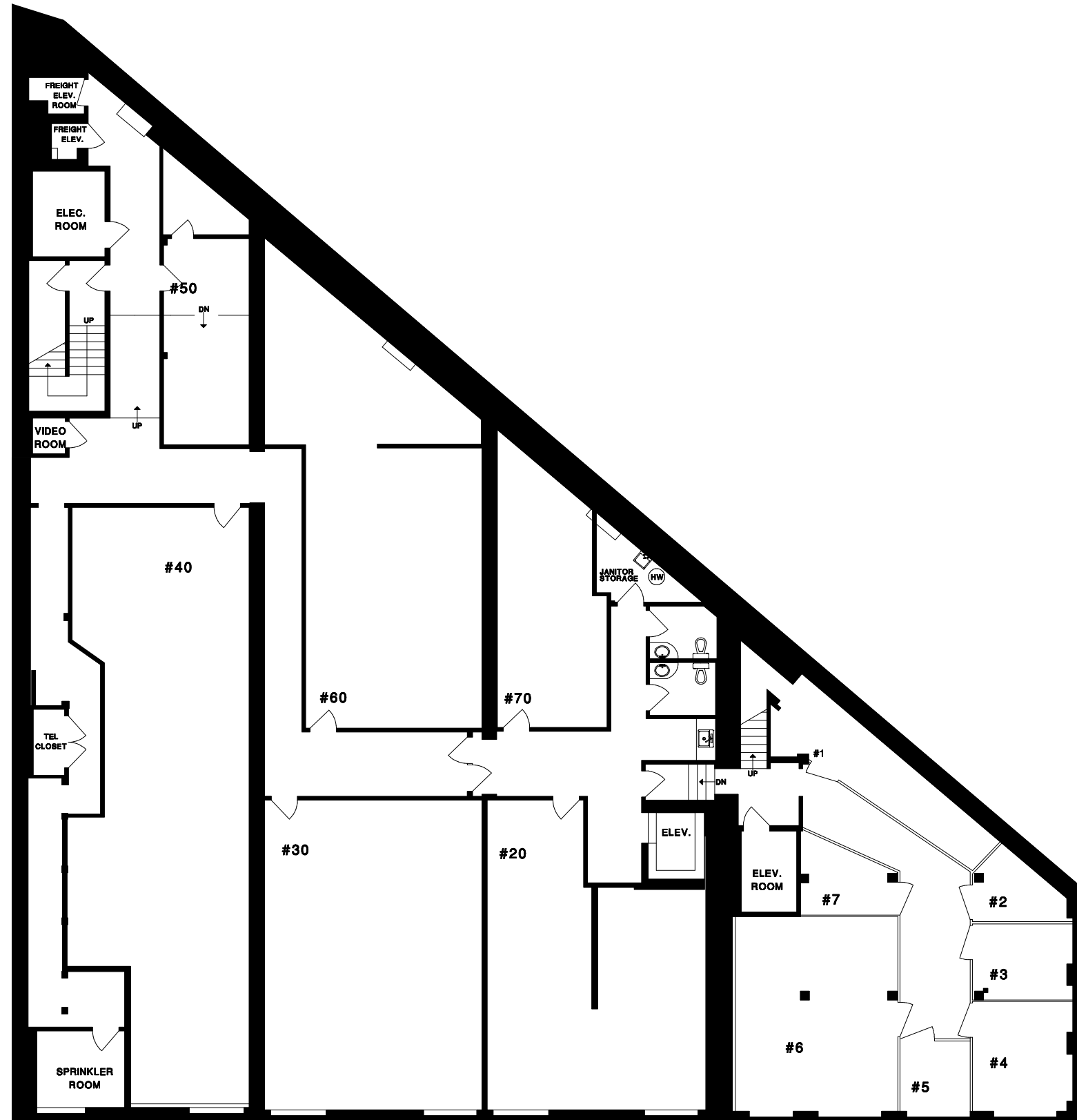
KEY FEATURES

- Italian-made kitchens, washroom cabinets, and closets
- Premium Spanish-made stone countertop
- High-efficiency lighting throughout
- Two common area washer/dryer
- Two self-contained suites with private laundry
- Refinished heritage hardwood floors
- Contemporary renovated lobby
- Smart self check-in locks and management system
- High-speed internet
- Nicely curated furnishings throughout
- Qualified purchasers are encouraged to engage early to review detailed financial materials.

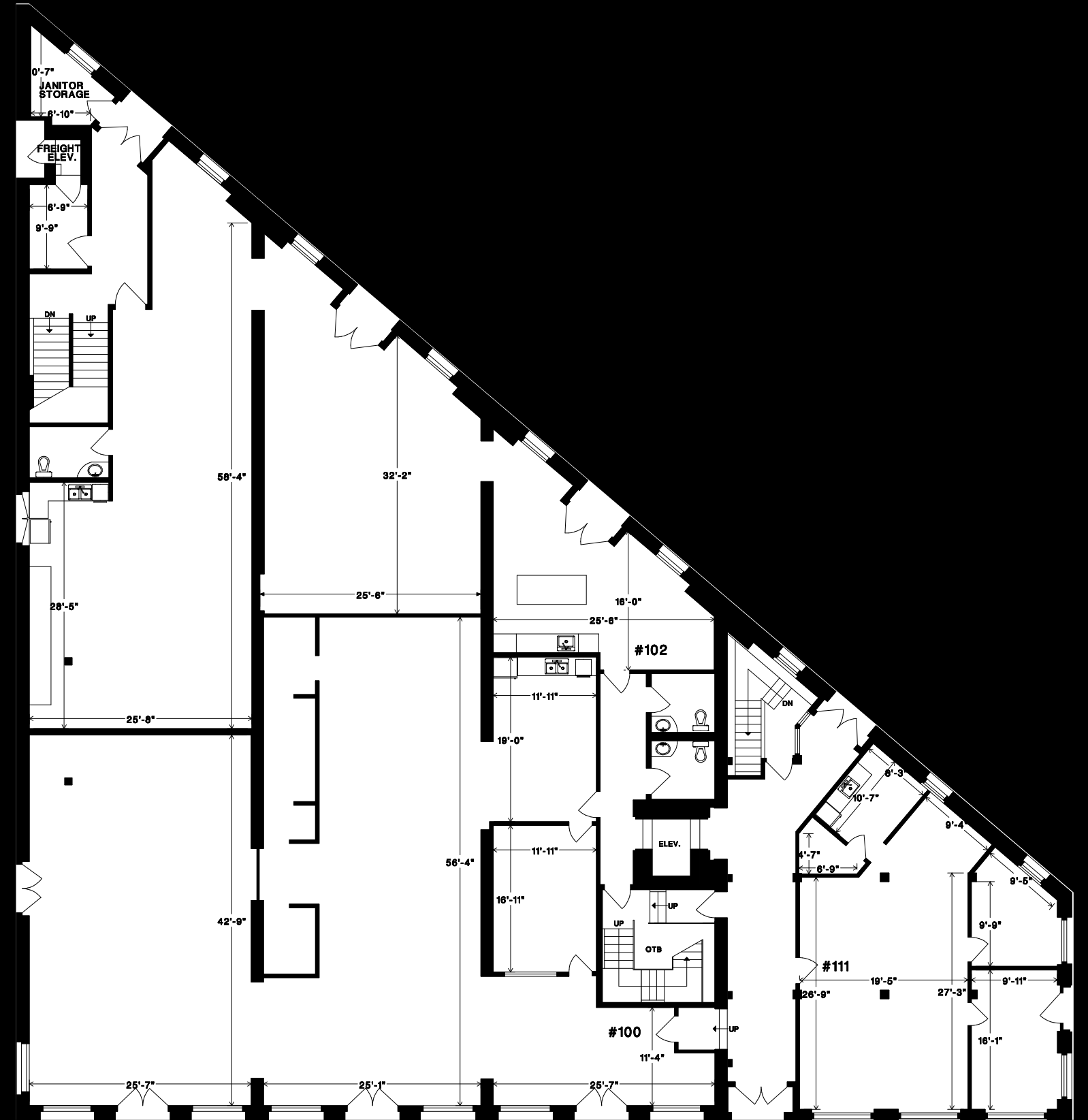


FLOORPLANS

Commercial Retail Units



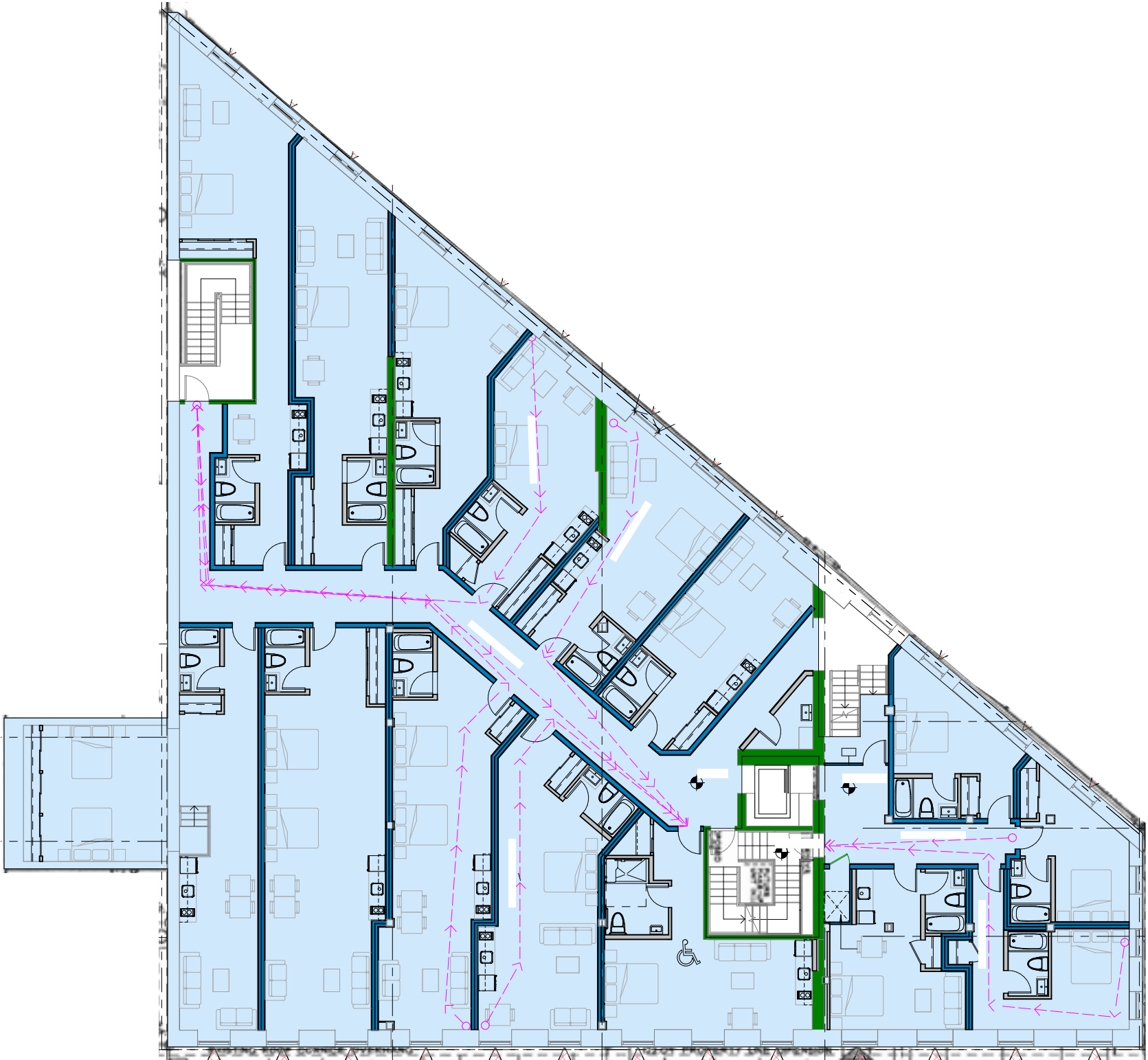
Basement
(Fully Leased)



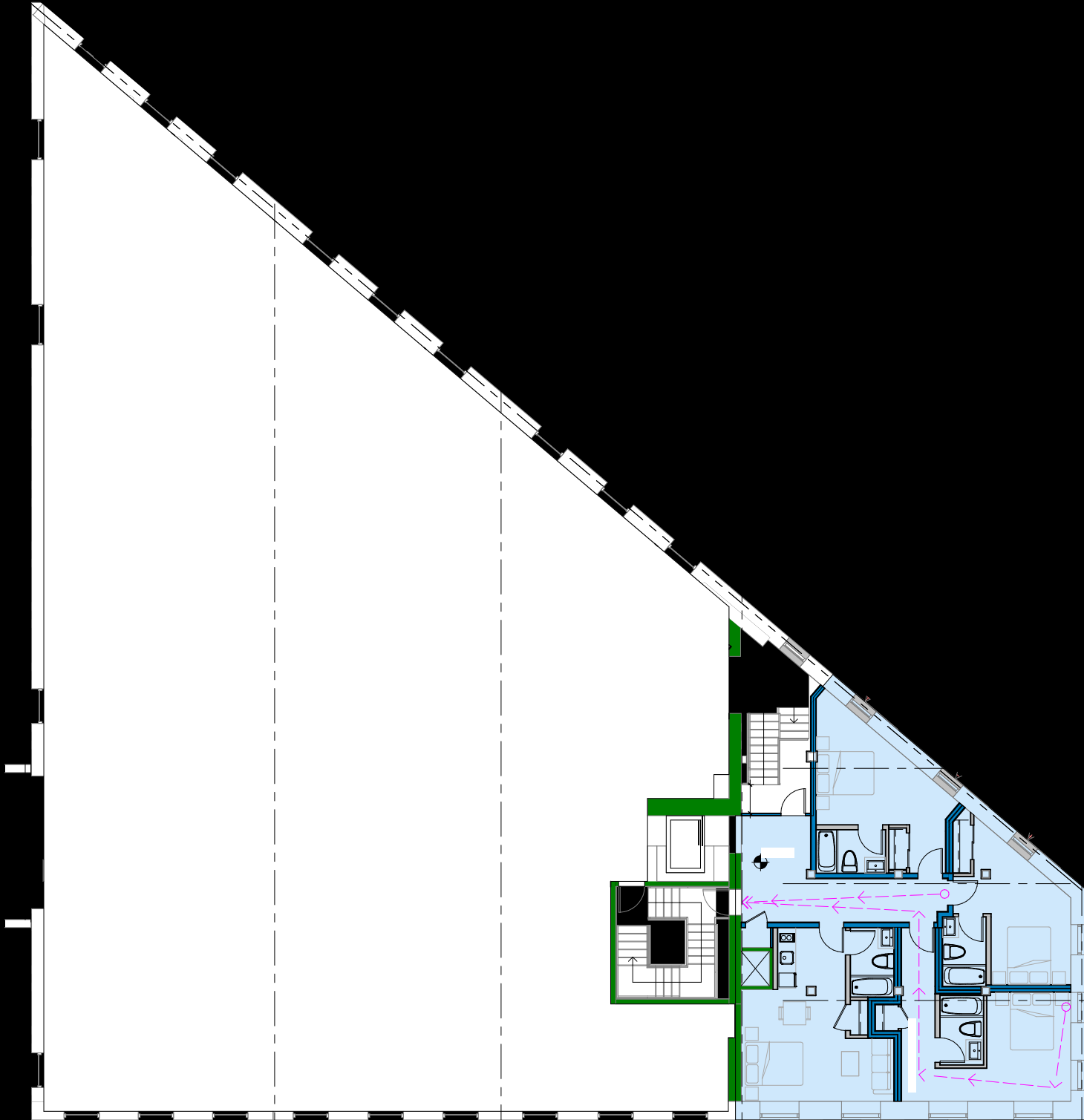
Main Floor
(Fully Leased)

FLOORPLANS

Brand New Self-Contained Hotel Units

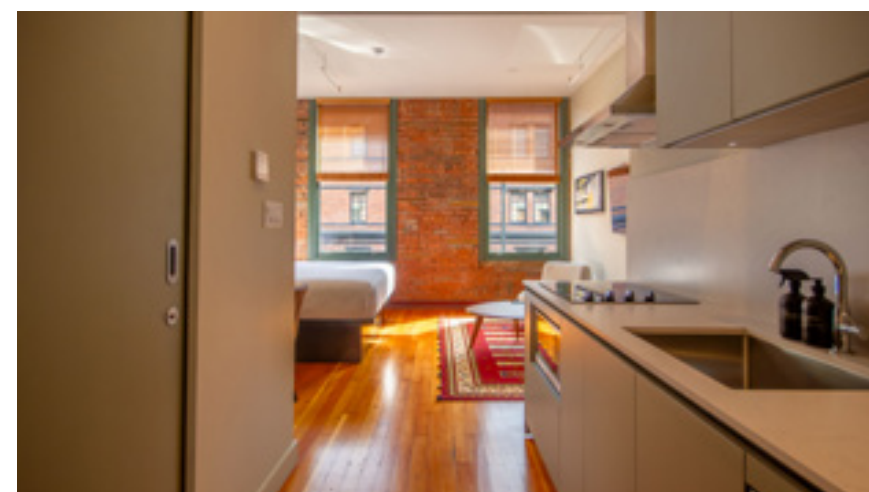
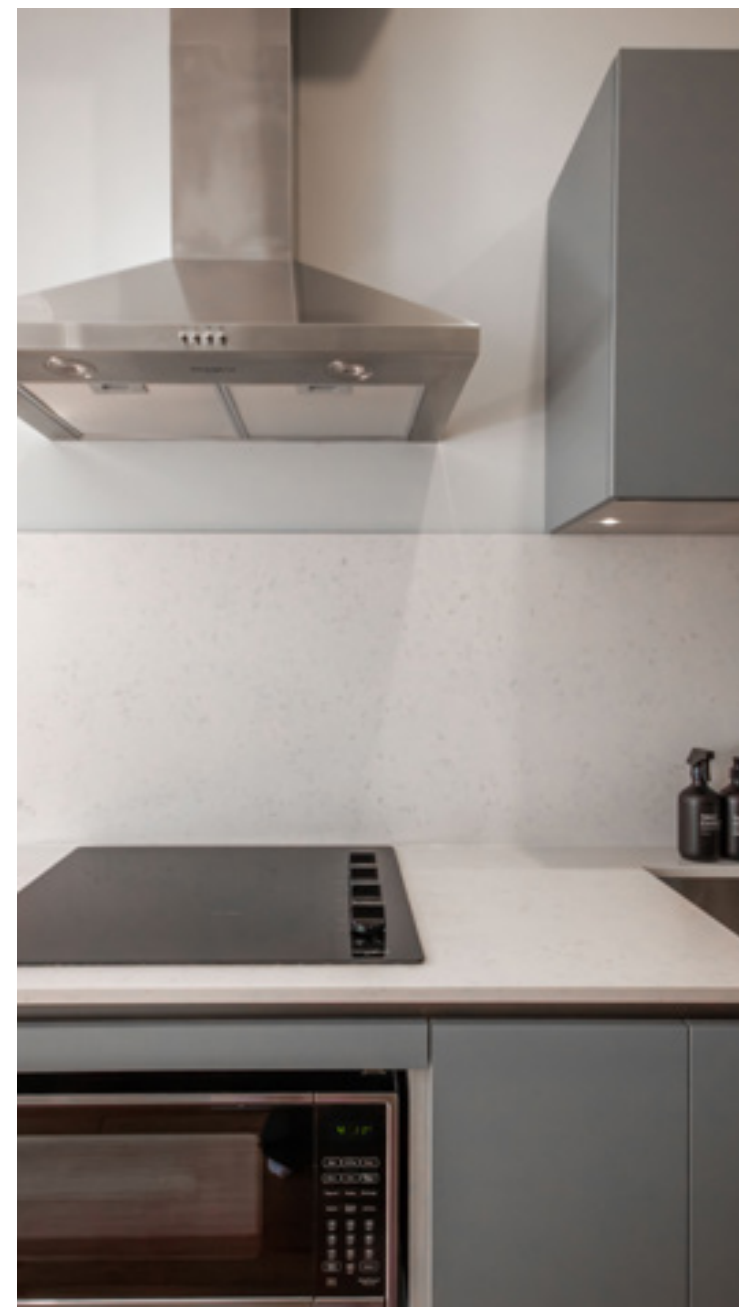


Level 2



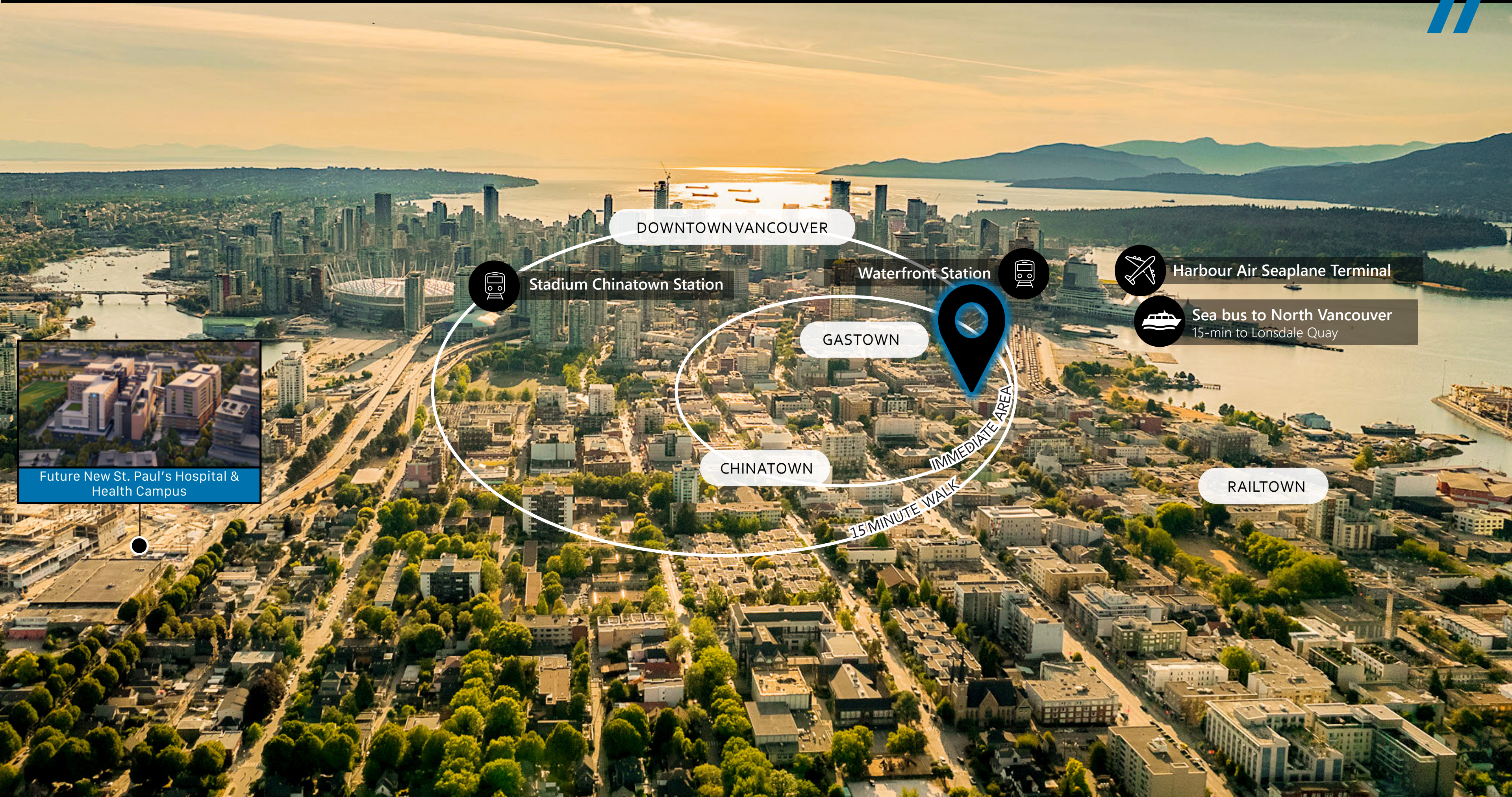
Level 3

The comfort of home, the ease of a hotel.

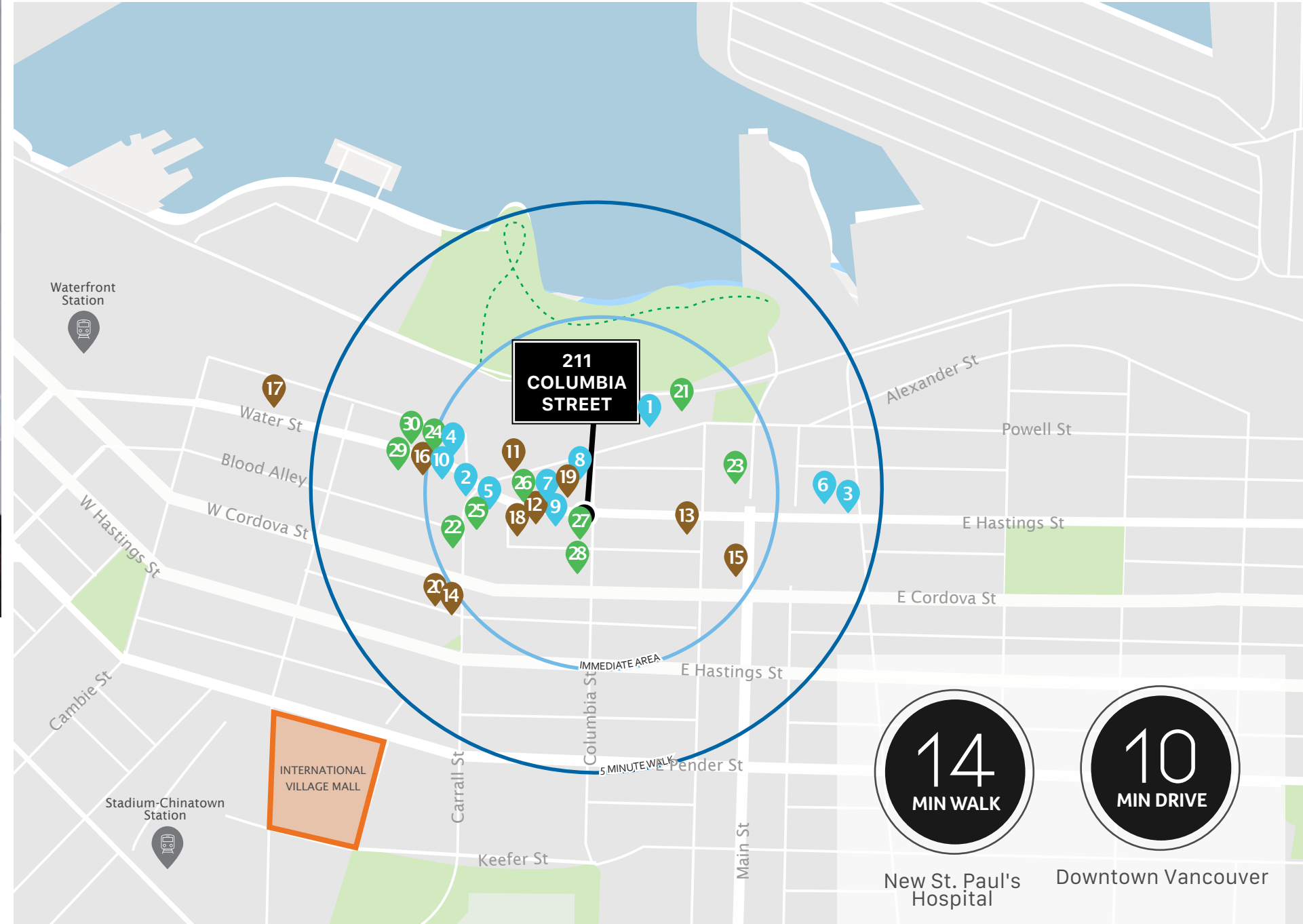
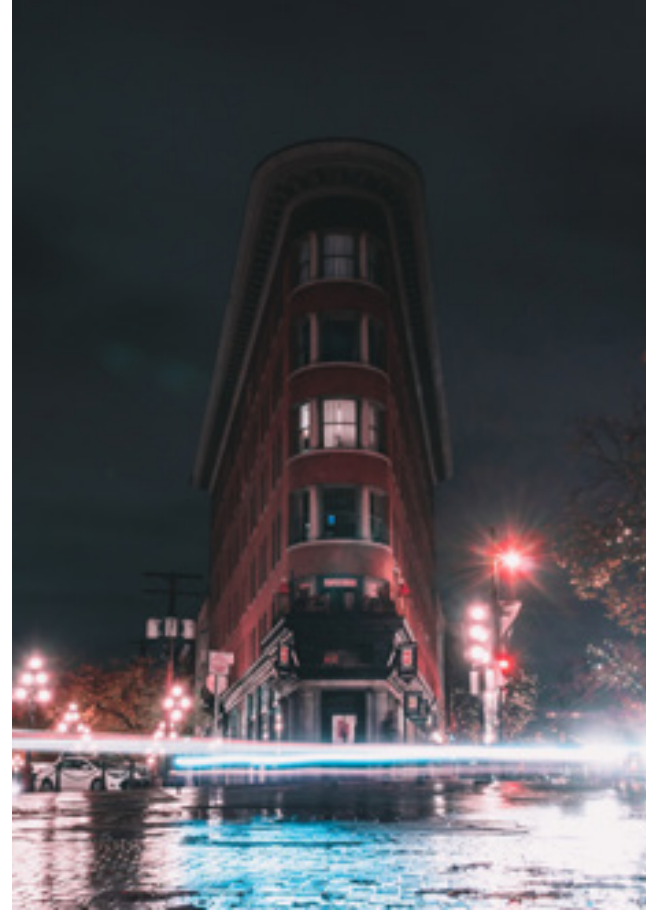


defining
the edge
of gastown.

A collaborative community of Entrepreneurs, Innovators, and Creators.



Future New St. Paul's Hospital & Health Campus



THE LOCATION



Strategically located in the heart of trendy Gastown, on the southwest corner of Powell Street and Columbia Street. Gastown is an internationally renowned heritage zone, both a bustling tourist destination and a trendy gathering place for locals. Characterized by cobblestone streets, brick and timber heritage buildings and abundant historical charm, the district houses numerous design studios, technology and software companies, leading architectural firms, various upscale home décor boutiques, several independent art galleries, and some of the best culinary fare and busiest gastro pubs in Vancouver. Numerous acclaimed restaurants including L'Abattoir, Pidgin and Di Beppe, as well as a thriving retail market including COS by H&M, Roden Gray, Herschel Supply Co., and Inform Interiors, have established Gastown as one of the most stylish neighborhoods in the world. The area is intersected by numerous transit routes, and is in close proximity to the SeaBus terminal, Waterfront SkyTrain Station and the West Coast Express.

SURROUNDING AMENITIES



DINING + COCKTAILS

1. Alibi Room
2. TAKENAKA Uni Bar
3. St. Lawrence Restaurant
4. Monarca
5. Robba da Matti
6. Cuchillo
7. Zoomak Korean Tavern
8. Brioche Ristorante
9. L'Abattoir
10. Oku Izakaya Bar

COFFEE + CASUAL FARE

11. Soft Peaks Ice Cream
12. Milano Espresso Lounge
13. Cadeaux Bakery
14. East Van Roasters
15. Saan Saan Cafe
16. Chocolats Favoris
17. Café Kitsuné
18. Skewers Souvlaki Pita Bar
19. Birds & The Beets
20. Nelson the Seagull

BUSINESSES + SHOPS

21. Cutler
22. Le Labo
23. Vini Vici Bridal
24. Aesop
25. From Another
26. Stüssy
27. Dynamo Fencing
28. Rituals of Love
29. NEIGHBOUR
30. DRMERS CLUB



94

Walker's Paradise

Daily errands do not require a car



96

Rider's Paradise

World-class public transportation



91

Biker's Paradise

Daily errands can be accomplished on a bike

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