

487 DAVIE STREET, DOWNTOWN VANCOUVER
INVESTMENT OPPORTUNITY

**FOR
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

NATHAN ARMOUR
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OPPORTUNITY

William Wright is pleased to present an opportunity to purchase an exceptional, second-level strata unit located on the corner of Davie and Richards Street, Downtown Vancouver - minutes away from Vancouver Waterfront and Yaletown-Roundhouse Skytrain Station. The subject property is currently improved as a nicely finished medical clinic featuring a reception/ waiting area, separate individual treatment rooms, and a kitchenette. The interior features a modern clean design and large architectural windows that offer ample natural lighting, high visibility, and signage exposure for future potential businesses.

SALIENT FACTS

BUILDING SIZE

+/- 1,330 SQFT

ZONING

DD

PARKING

1

PROPERTY TAXES

\$12,963.90

PID

023-249-145

LEGAL DESCRIPTION

STRATA LOT 198, PLAN LMS2174,
DISTRICT LOT 541, NEW WESTMINSTER
LAND DISTRICT, TOGETHER WITH
AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE
UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1 OR V, AS
APPROPRIATE

PRICE

\$1,750,000.00

Pictures may include common area,
not offered for sale





HIGHLIGHTS



Nicely Finished Medical Clinic



6 Individual Medical Treatment Rooms with In-suite Washroom and Kitchenette



Street Front Access



Secured Parkade



Owner Occupier Option



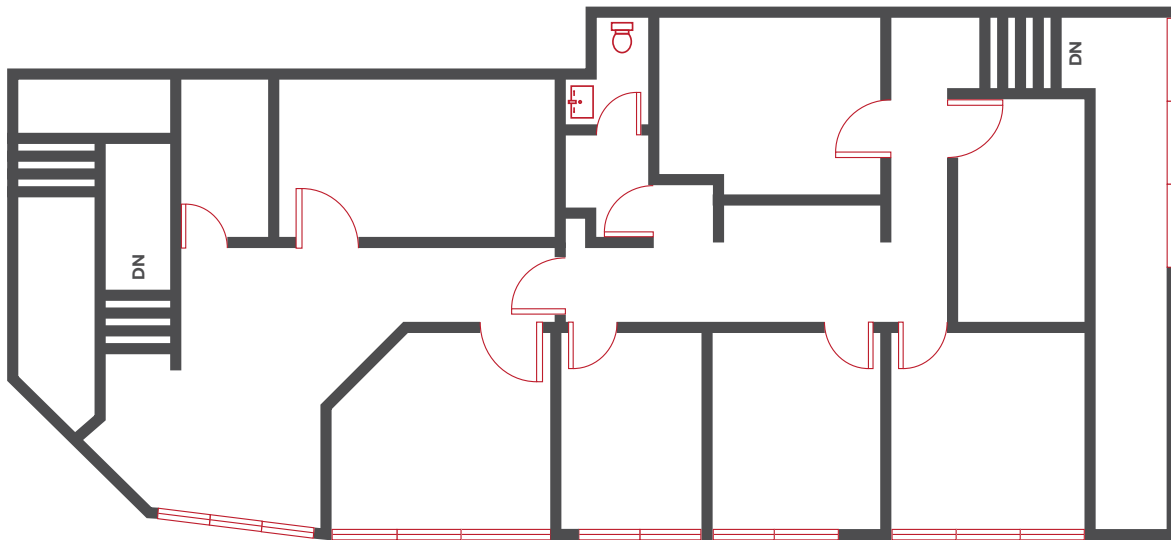
High Visibility and Wide Exposure onto Davie Street



5 Minute Walk to the Canada Line Yaletown Roundhouse Station



Central Location with Easy Access to Transit and many World-Class Amenities



LOCATION

Strategically located on the border of Yaletown the area features high foot traffic and accessible intersecting transit routes to many of Yaletown's world-class restaurants, cafes, trendy boutiques, neighborhood amenities, and a rich combination of offices in tech and business services. This opportunity would be ideal for owner-occupiers and investors who wish to operate their business in the historically rich and magnetic work-play-life business district of Vancouver.

TRANSIT

The 6 bus (Davie) has 15 stops departing from Southbound Cambie St @ Dunsmuir St and ending in Westbound Davie St @ Denman St. Yaletown Roundhouse Station within a five minute walk.

FOR MORE INFORMATION CONTACT

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