### **#107 - 1118 HOMER STREET, VANCOUVER** OWNER OCCUPIER OPPORTUNITY IN YALETOWN

# FOR SALE



## WILLIAM | WRIGHT

Commercial Real Estate Services

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#### **#107 - 1118 Homer Street, Vancouver**



Exposed brick and beam finishes

Sought after accessibility



High traffic area

#### **Owner Occupier Opportunity**

Nestled within the heart of a bustling commercial and residential district, this Empress Galleria office unit offers a unique blend of functionality and rich historical charm, with it's brick and beam finishes seamlessly combining the essence of the past with the contemporary demands of today's professional landscape. Currently tenanted at \$1,859/month + GST (gross), expiring April 2024.

#### **Salient Facts**

**SIZE** +/- 247 SQFT

**ZONING** HA-3

**STRATA FEES** \$212.22

**PROPERTY TAXES** \$3,294.89

LEASE EXPIRY April 2024

**PID** 023-980-265

LEGAL DESCRIPTION

STRATA LOT 6, PLAN LMS3038, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

**PRICE** \$358,150















#### Location

Yaletown is a sought after location, surrounded by a vibrant array of trendy restaurants, bars, and boutique shopping destinations just steps outside the office door. The ease of accessibility by foot, bike, transit or car, makes it an ideal location for both your team and clients alike.

#### **For More Information Contact**

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