

#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



Walking distance to shops and restaurants

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 its 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

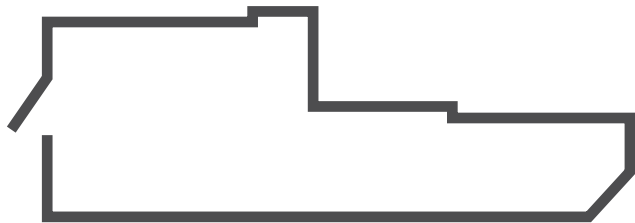
STRATA LOT 6, PLAN LMS3038,
DISTRICT LOT 541, NEW WESTMINSTER
LAND DISTRICT, TOGETHER WITH AN
INTEREST IN THE COMMONPROPERTY
IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS
SHOWN ON FORM 1

PRICE

\$358,150



UNIT 107





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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