

**#108 & #109 - 1058 MAINLAND STREET, VANCOUVER**  
RETAIL UNITS IN THE MAINLAND COURT

**FOR  
SALE**

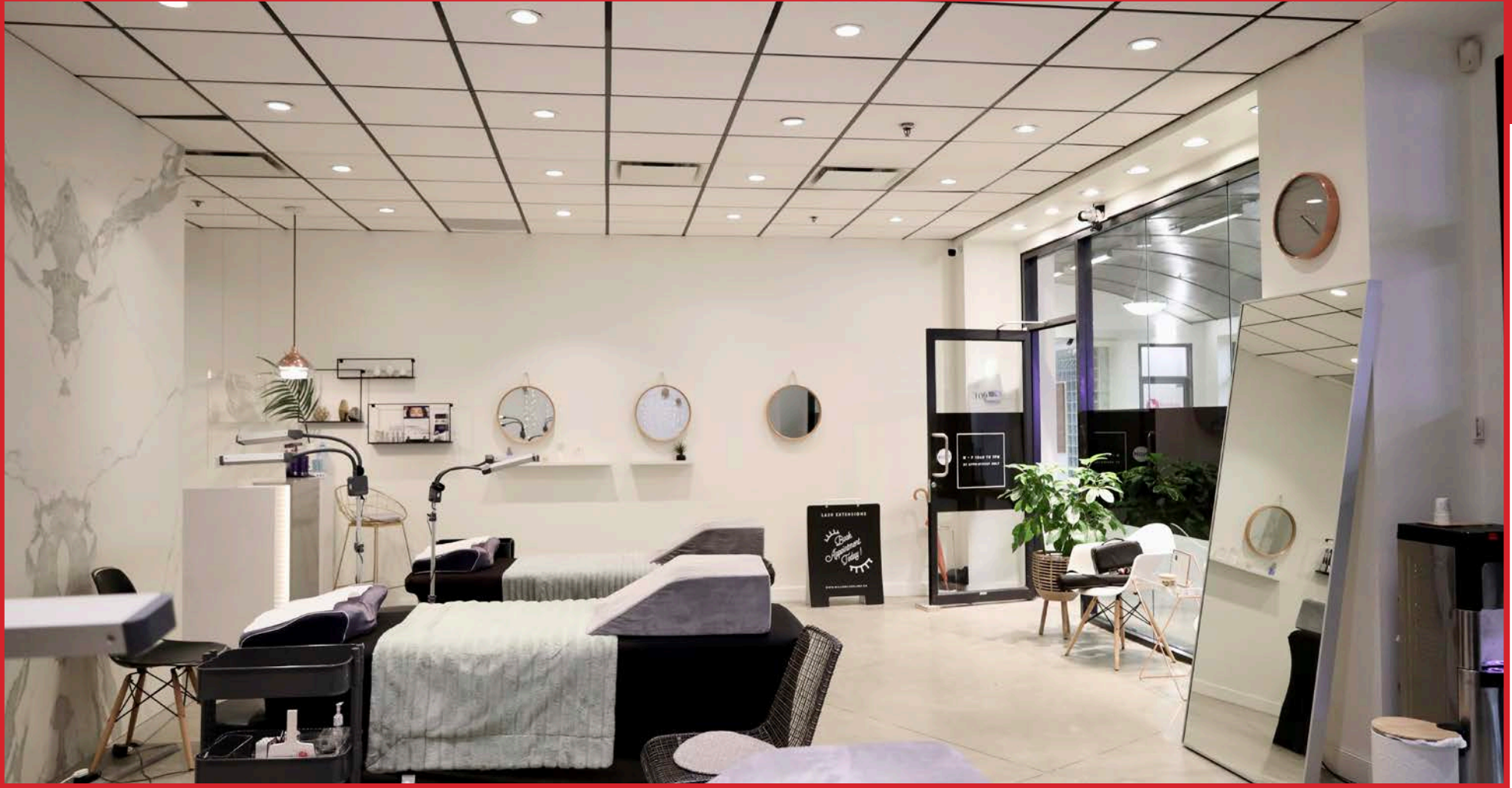


**WILLIAM | WRIGHT**

Commercial Real Estate Services

**NATHAN ARMOUR**  
PERSONAL REAL ESTATE CORPORATION  
[nathan@williamwright.ca](mailto:nathan@williamwright.ca)  
604.545.0636





## OVERVIEW

Rare retail owner-occupier opportunity to purchase in the heart of Yaletown at Mainland Court. These units are completely upgraded and renovated featuring an open floor plan, large architectural glass windows, with an HVAC system. Currently built out as a lash studio, the space is versatile for a wide variety of retail and office uses. The units can be purchased vacant or as an investment with a leaseback option. The location is extremely well-situated for public transportation, just a 2-minute walk from the Yaletown Roundhouse Canada Line Skytrain Station and bus routes. The surrounding area encompasses Vancouver's trendiest retail, restaurants, and tech/creative office district, offering a perfect blend of work and leisure.



Retail Owner-Occupier Opportunity



Prime Location



Transit Oriented



Two Dedicated Parking Stalls

## Salient Facts

### SIZES

+/- 376 - 752 SQFT

### PARKING

2 Stalls

### ZONING

HA-3

### STRATA FEES

\$402.28 - \$804.52

### PROPERTY TAXES

\$6,601.82 - \$13,203.64

### PID

023-368-721 023-368-713

### LEGAL DESCRIPTION

STRATA LOT 9, PLAN LMS2333, DISTRICT LOT 541, GROUP 1, 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

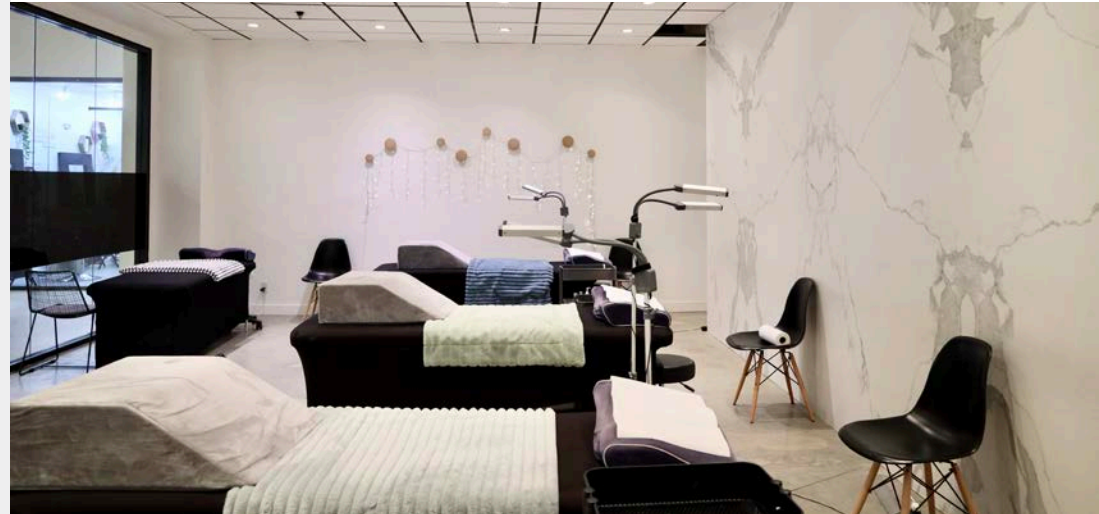
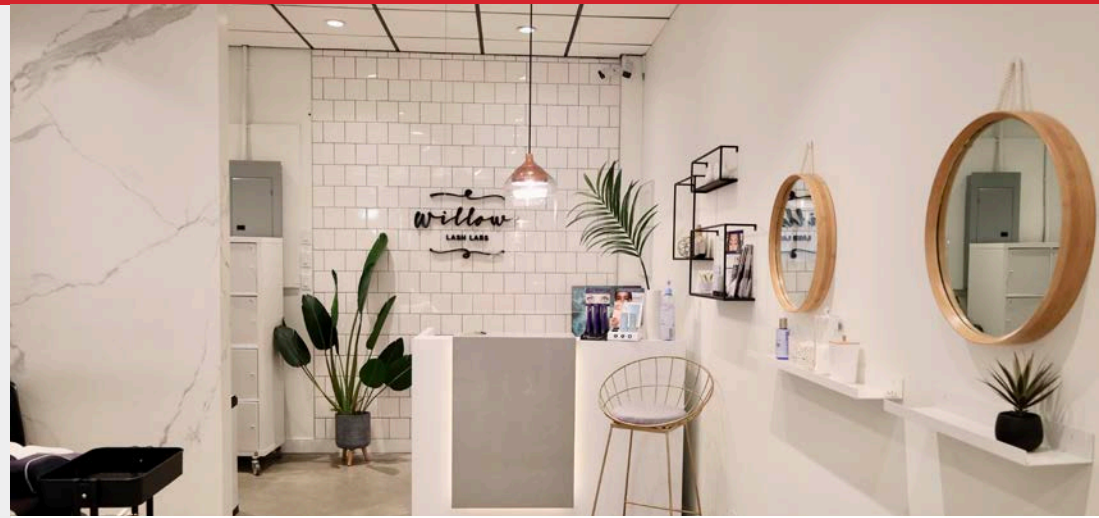
STRATA LOT 8, PLAN LMS2333, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

### #108 PRICE

\$749,000.00

### #108 & #109 PRICE

\$1,398,000.00





DAVID LAM PARK • 7 MIN WALK



## LOCATION

Strategically located in the heart of Yaletown, the area features high foot traffic and accessible intersecting transit routes to many of Yaletown's world-class restaurants, cafes, trendy boutiques, and neighborhood amenities, along with a rich combination of tech and business service offices. The area is extremely well situated for public transportation, steps away from the Canada Line Skytrain, which connects Yaletown with the Downtown Core, Waterfront Station, the Olympic Village, Vancouver International Airport, and Richmond. 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 Yaletown.

## FOR MORE INFORMATION CONTACT

**NATHAN ARMOUR**

PERSONAL REAL ESTATE CORPORATION

nathan@williamwright.ca

604.545.0636