

503 - 1228 HAMILTON STREET, VANCOUVER
HERITAGE OFFICE SPACE IN YALETOWN

**FOR
SALE**



WILLIAM | WRIGHT

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OVERVIEW

Exceptional opportunity to acquire 526 sq. ft. of beautifully improved office space, in the Yaletown Brickworks Building at 1228 Hamilton Street. The unit features gorgeous brick-and-beam interiors with integrated modern improvements, heating and air conditioning, and an efficient open floor plan with exposed ceilings. 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.

Size ± 526 SQFT

Zoning HA-3

Property Taxes \$2,940.00

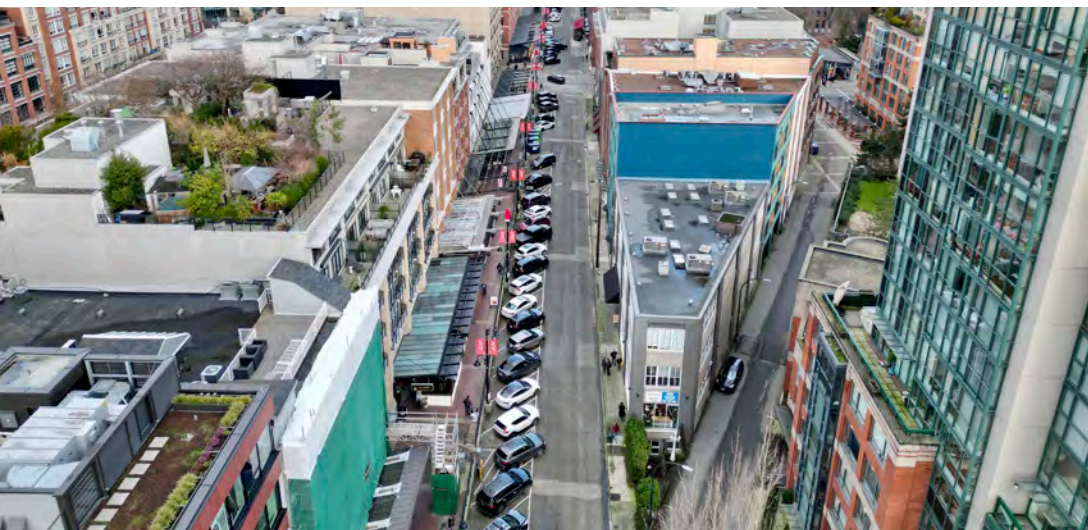
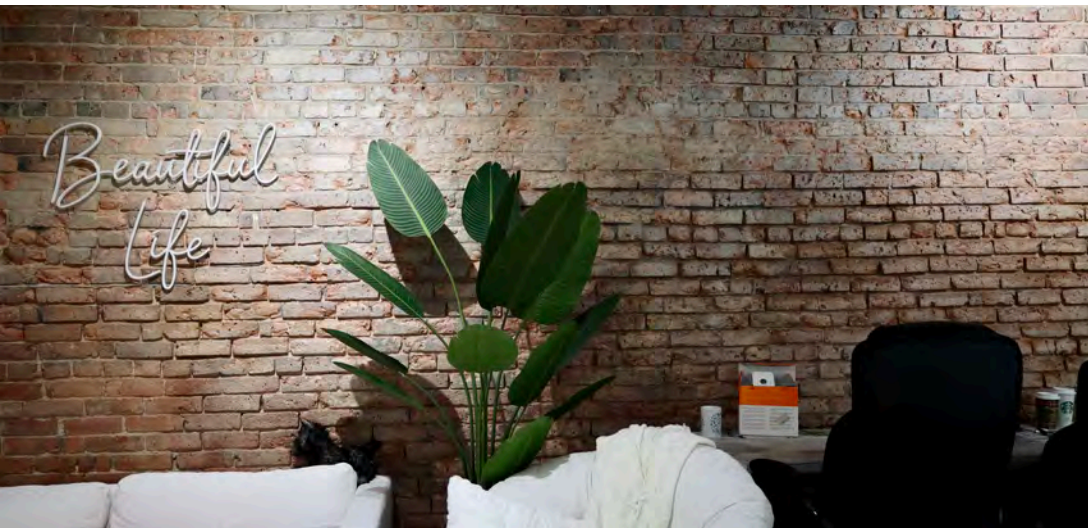
Strata Fees \$498.36

PID 023-932-074

Legal Description

STRATA LOT 17, PLAN LMS2993, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 49/1491 SHARE IN COM PROP THEREIN 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 \$825,000.00



Layout

Fully Improved Brick & Beam Interior



Signage Opportunity

Large operable windows



Transit Friendly

2-minute walk to Yaletown-Roundhouse Canada Line Skytrain Station



Location

Located in an Amenity Rich Neighbourhood

503 - 1228 HAMILTON STREET, VANCOUVER



DAVID LAM PARK • 4 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 in relations to 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

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