

**#371 - 550 W BROADWAY, VANCOUVER**  
**2,675 SF OF CLASS "A" OFFICE SPACE**

**FOR  
SALE**



**WILLIAM | WRIGHT**

**PHILIP SEEL**  
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604.428.5255





## For Sale

#371 - 550 W Broadway,  
Vancouver

Prime opportunity in the prestigious Neelu Bachra "A" Class office building! Located in the highly sought-after Broadway corridor, just steps from the Canada Line station and half a block from Cambie Street, this turnkey space offers convenience and accessibility. Spanning nearly 2,700 sq. ft., this professionally designed office currently operates as a surgeon's practice and features a well-thought-out layout, including a welcoming reception area, 13 private offices or patient rooms, multiple storage areas, and two private bathrooms—one with a shower. A dedicated staff kitchen and lunchroom add to the functionality.

With over \$500,000 invested in high-end improvements, the space boasts elegant finishes, custom cabinetry, and premium lighting systems. Positioned on the southwest corner, it includes a private balcony and two secure parking stalls in the gated parkade. Perfect for medical, dental, or other healthcare-related businesses seeking a move-in-ready space in a prime location. Contact us today for a private viewing!



# Salient Facts

## SIZE

+/- 2,675 SQFT

## PARKING

2 Stalls

## ZONING

CD-1 (494)

## PROPERTY TAXES

\$16,501.67

## STRATA FEES

\$1,952.88

## PID

029-382-602

## LEGAL DESCRIPTION

STRATA LOTS 42, 43, 44, 45, PLAN EPS2269, DISTRICT LOT 526, 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

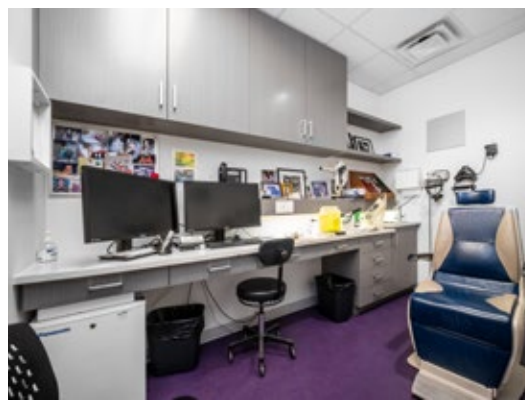
## PRICE

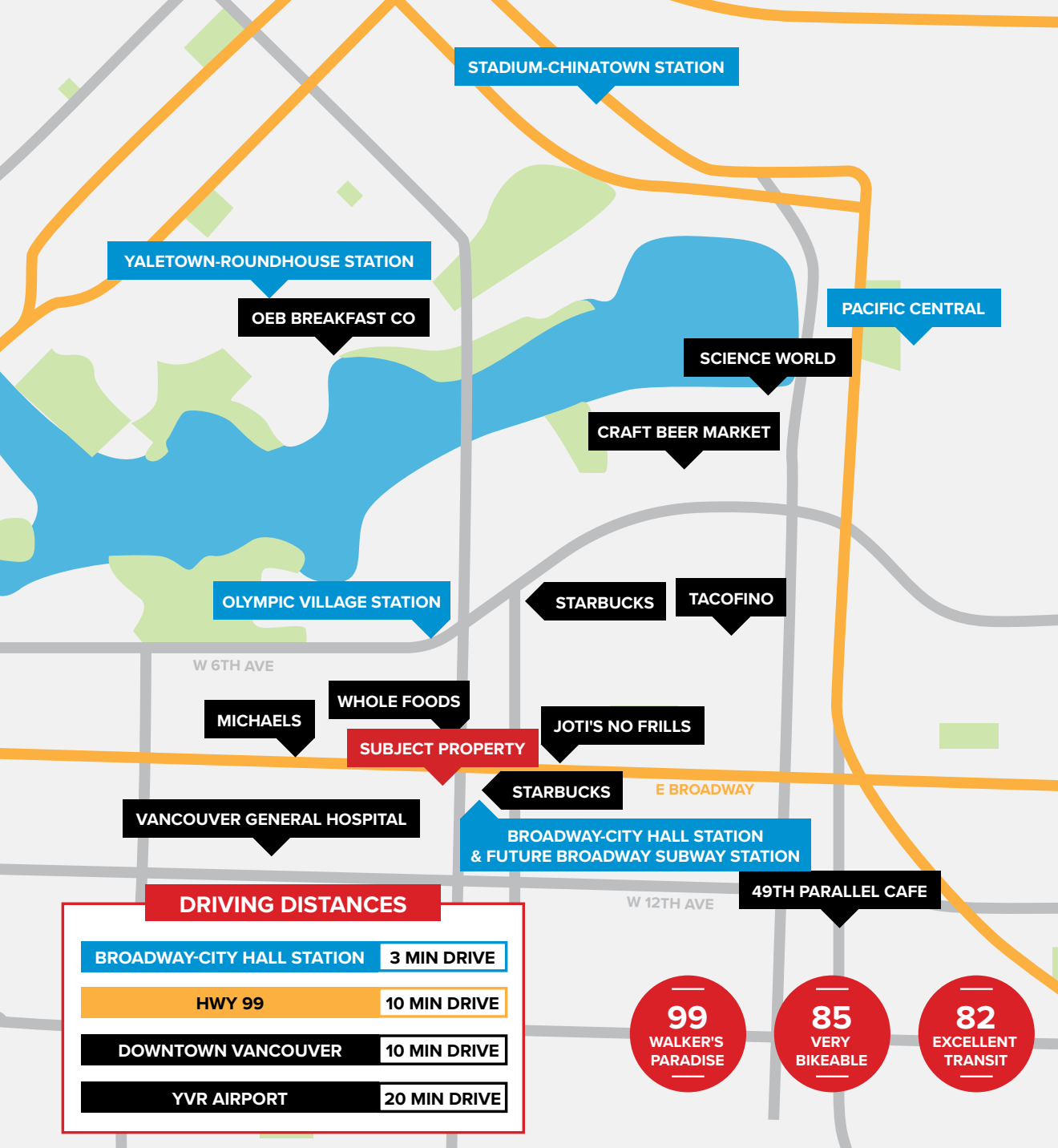
\$2,999,900.00

+ \$500,000 of  
Renovations

+ Includes 2 Private  
Bathrooms

+ Patio





## Location & Transit

Located in the Neelu Bachra Centre right on the Broadway Corridor, close to amenities including cafes, restaurants, fitness facilities, and stores.

Broadway-City Hall Station for the Canada Line is only half a block from the property and buses including 99 express bus and the 9 bus.

## For More Information Contact

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