



FOR SALE

219 - 970 BURRARD STREET, VANCOUVER

- 160 SF OFFICE STRATA WITH ALL NEW PAINT AND LAMINATE FLOORS
- ATRIUM BOARDROOM FOR SHARED BUILDING USE AT NO COST TO RESERVE

FACING WALL CENTRE GARDENS

CONTACT:

BRENT BRNADA PREC
brentb@remax.net 778-956-8876

RE/MAX CITY REALTY
101 - 2806 Kingsway Ave
Vancouver, BC | V5R 5T5
CREinvestment.ca

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SALIENT INFORMATION

Area:	160 SQ FT
Occupancy:	Vacant
Strata Fees:	\$218.19 (inclusive of GST)
Taxes:	\$2,337.10 (2023)
Zoning:	CD-1 (322)
PIDs:	024-479-365
Price:	\$225,000.00

LOCATION

At the corner of Burrard St and Nelson St, overlooking Nelson St, the Wall Centre Gardens and down Burrard St. A ten-minute walk to either Burrard or Vancouver City Centre Stations.



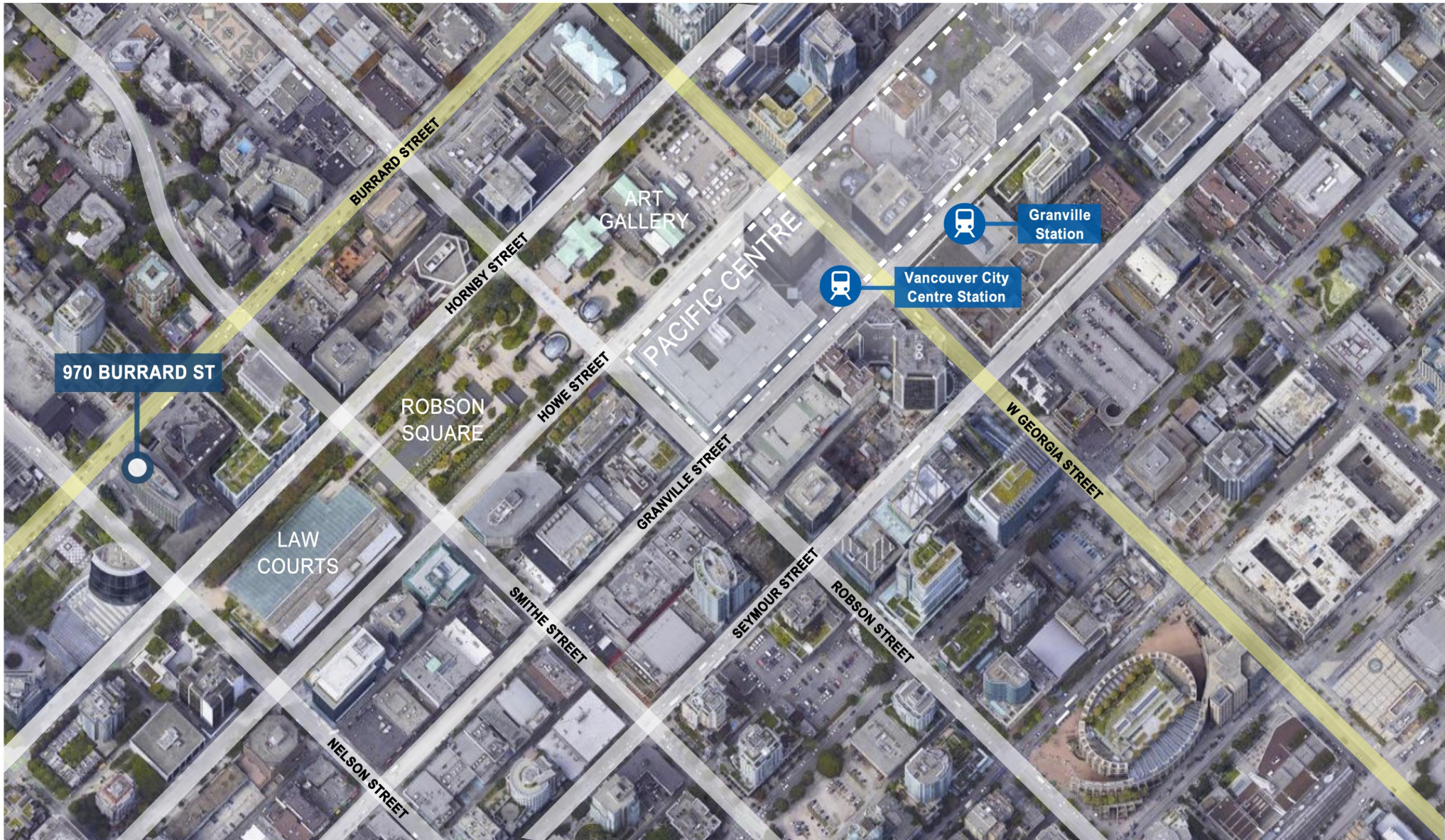
PROPERTY SUMMARY

Very efficiently sized 160 SF office strata facing Nelson St in The Electra. The 2nd floor is located on the 4th level above the main and mezzanine levels for heightened views to Nelson St across the Wall Centre Gardens, with a visual of Burrard. The space is improved with new paint and laminate flooring. The windows span the entire width of the unit, from floor to ceiling with 1 operable window. In particular, these small units with an outlook of the Wall Centre Gardens are some of downtown Vancouver's highest yielding strata offices commonly used by medical professional uses. The Electra, a class A office renovation known formerly as the BC Hydro Building, has undergone substantial improvements including being seismically upgraded in its current life cycle. Automatic glass sliding doors lead you into the lobby with an over height ceiling and seating area. Elevators have been modernized with carpets in the common corridors replaced in the last 3 years along with other modern touches throughout the building.

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AREA MAP



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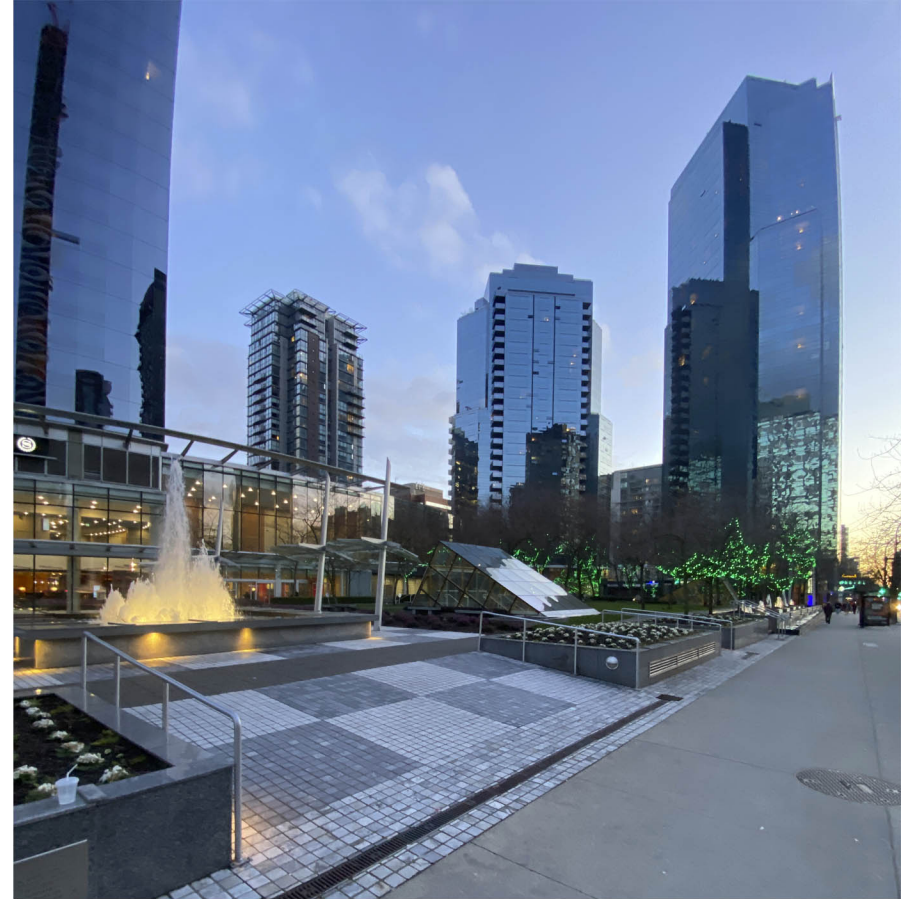
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