

# FOR SALE

UNIT 300  
1207 PACIFIC  
BOULEVARD  
VANCOUVER, BC

PRIME YALETOWN  
STRATA OFFICE

## RARE STRATA OFFICE FEATURING

- Corner unit
- 3 parking stalls
- Dedicated elevator
- Next to Canada Line
- Great for owner/user

## CONTACT US

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# UNIT 300 1207 PACIFIC BLVD

## AREA

1,569 sq.ft

## SALE PRICE

\$1,725,000, or  
\$1,100 per sq. ft.

## PROPERTY TAXES (2017)

\$10,604.22

## STRATA FEES

\$953.72 per month

## ZONING

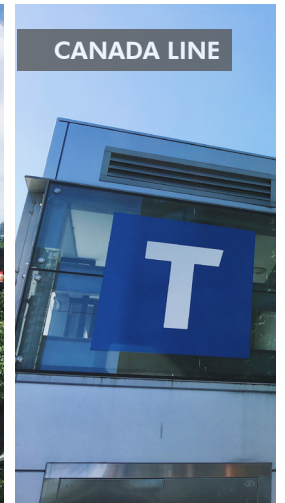
CD-1(266) allowing a wide range of commercial uses.

## LEGAL DESCRIPTION

PL LMS1213 LT 10 DL FC LD 36,  
PID: 018-597-033

## THE LOCATION

1207 Pacific Boulevard is situated on the corner of Pacific Boulevard and Davie Street, in the highly desirable neighbourhood of Yaletown. This location is surrounded by an abundance of boutique restaurants, shops, services and home to many creative and tech companies. This location provides easy access by public transit, including the Canada Line Roundhouse Station, and minutes to the Burrard, Granville and Cambie bridges, as well as steps from the sea wall.

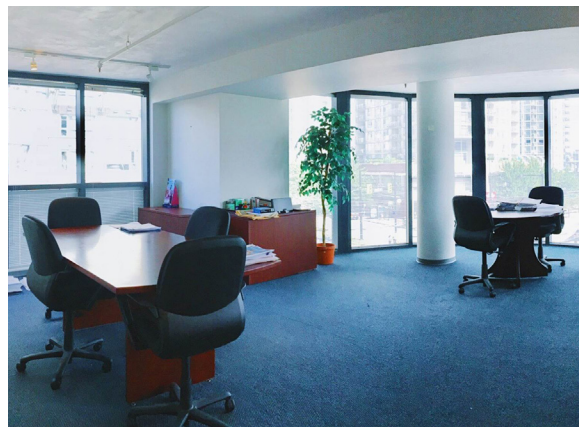


## THE PROPERTY

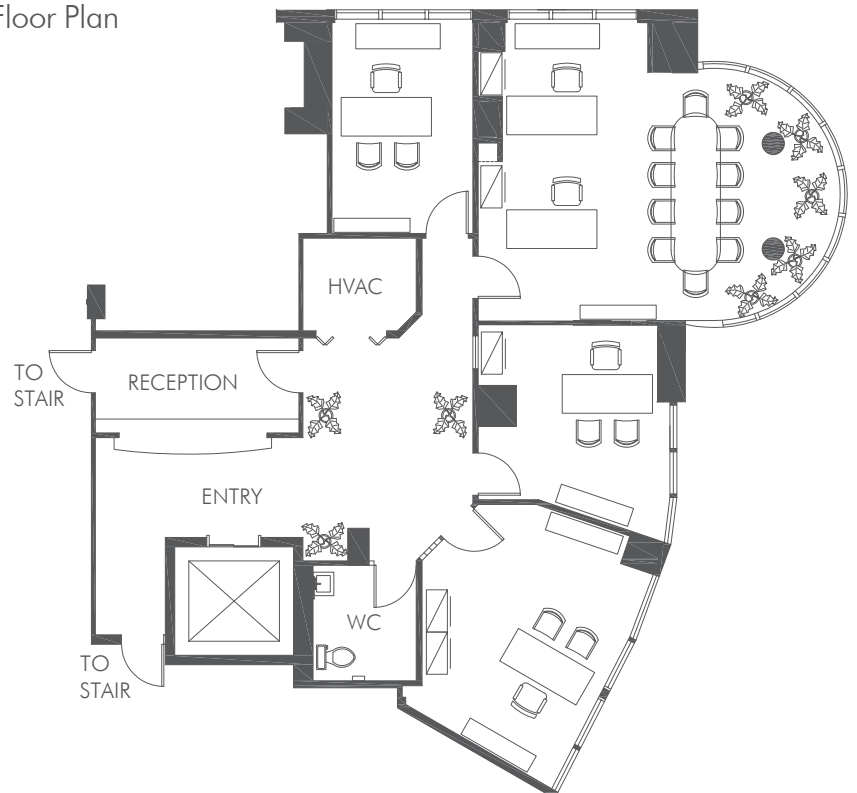
The unit is located on the 3rd floor of the building of 1207 Pacific. It is a corner unit with lots of natural light with windows on 2 sides and great outlooks over Yaletown. The elevator is dedicated to the office component of the building and opens directly into the unit.

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### Floor Plan



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