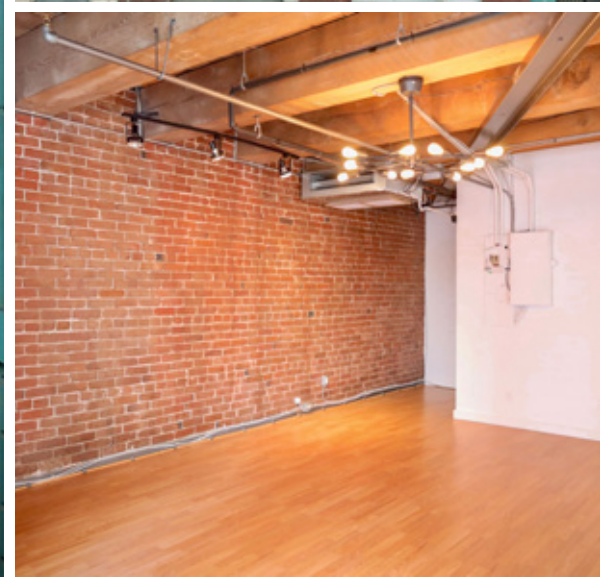
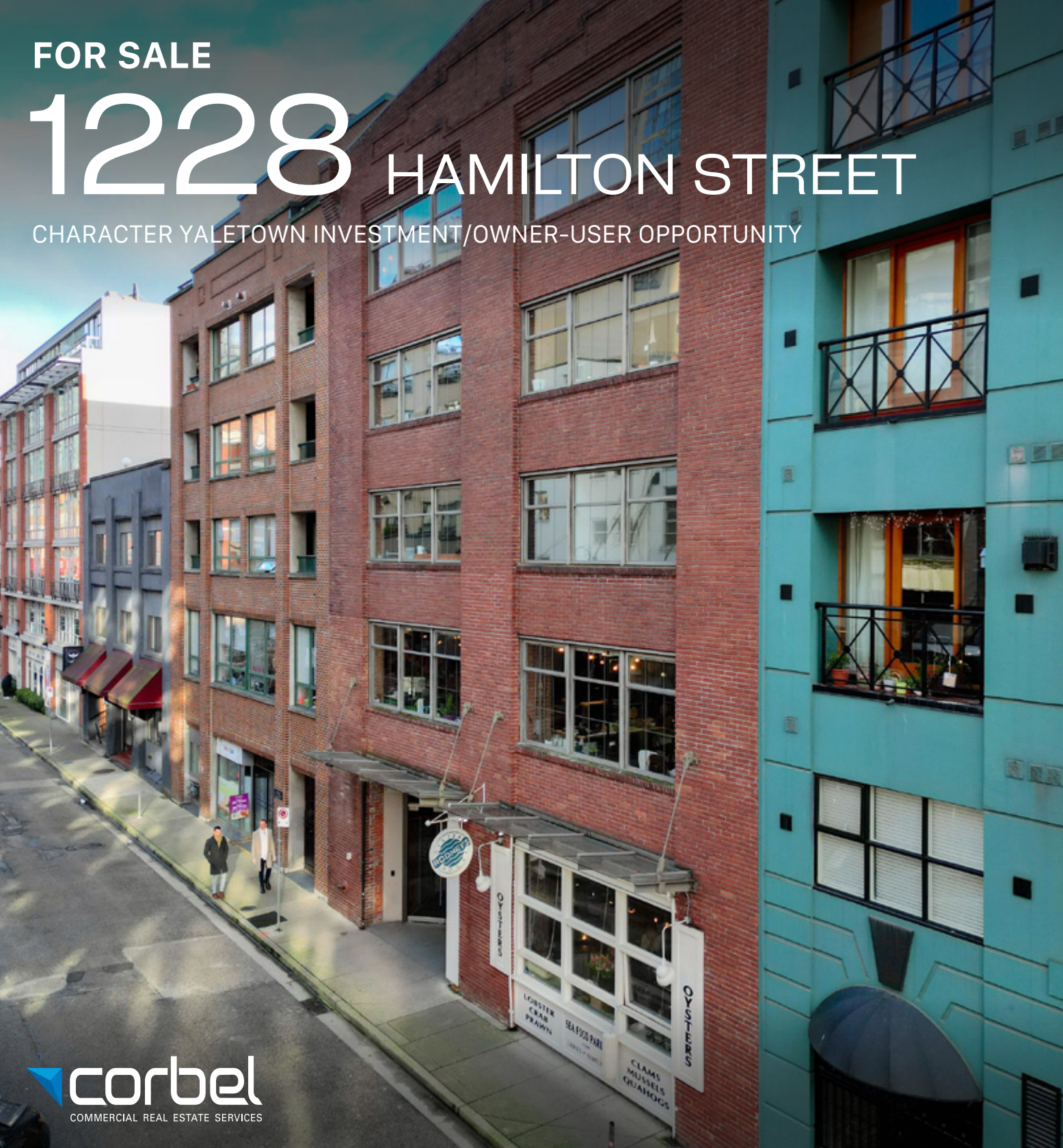


FOR SALE

1228 HAMILTON STREET

CHARACTER YALETOWN INVESTMENT/OWNER-USER OPPORTUNITY





THE OPPORTUNITY

Exceptional opportunity to purchase 392 SF (approx.) 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.



THE FEATURES



Fully improved brick & beam interior



Large operable windows providing abundant natural light



Fully distributed HVAC system throughout



Communal boardroom available on the 3rd floor



Situated in an amenity-rich neighbourhood surrounded by restaurants, cafés, and boutique retail



2-minute walk to Yaletown—Roundhouse Canada Line SkyTrain Station



SALIENT FACTS

Civic Address

406 - 1228 Hamilton Street, Vancouver BC

Strata Lot Size¹

392 SF (Approx.)

Zoning

HA-3 (Yaletown Historical Area)

PID

023-932-040

Legal Description

STRATA LT 14, PLN LMS2993, DL 541, NWLD

Strata Fee

\$563.35/month

Property Tax

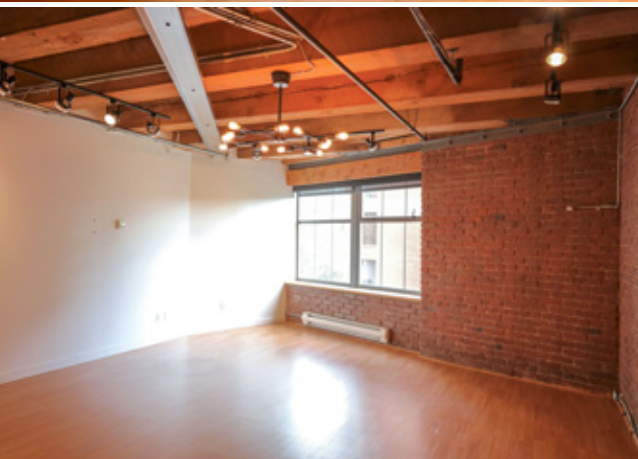
\$6,048.57 (2026)

Availability

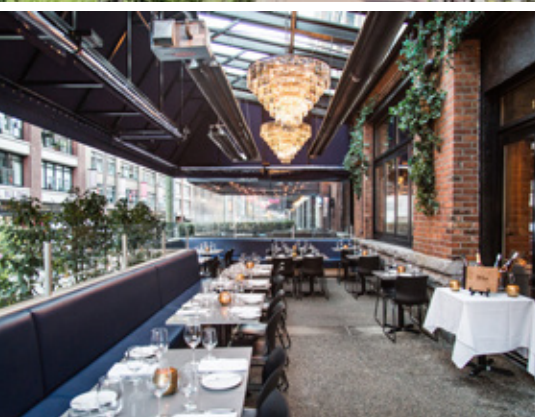
Immediately

Asking Price

\$465,000.00



¹All sizes are approximate and subject to verification.



WALK SCORE

Walker's Paradise

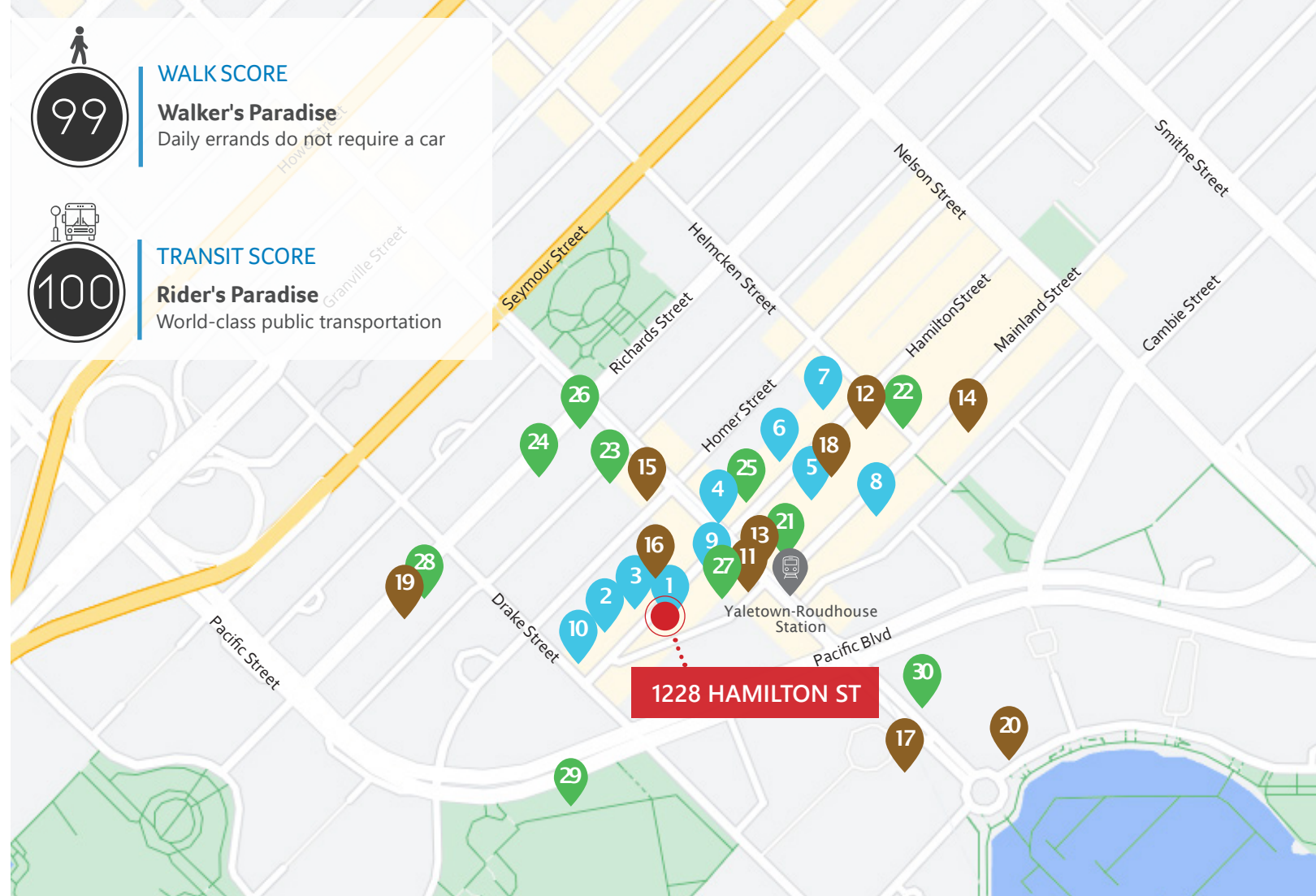
Daily errands do not require a car



TRANSIT SCORE

Rider's Paradise

World-class public transportation



around the neighbourhood.

RESTAURANTS

1. Rodney's Oyster House
2. Alchemy Bar and Kitchen
3. Tasty Indian Bistro
4. Cactus Club Cafe
5. The Flying Pig
6. Brix and Mortar
7. Elisa
8. Minami
9. Capo & The Spritz
10. The Parlour

CAFÉ + CASUAL FARE

11. Faubourg
12. Analog Coffee
13. Starbucks
14. Bake 49
15. JJ Bean Coffee Roasters
16. Chez nous Bakery & Coffee
17. Artigiano
18. Mister Artisan Ice Cream
19. Matchstick Yaletown
20. Small Victory Bakery

SHOPPING + SERVICES

21. Strozzi's Eyewear
22. Lagree West
23. Mine & Yours
24. Jaybird Studio
25. Brooklyn Clothing co.
26. Choices Markets
27. OPUS Hotel
28. Farm to Table Market
29. Elsie Roy Elementary
30. Urban Fare

Contact Us

ROBERT THAM
Principal

604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
Principal

604.609.0882 Ext. 222
marc@corbelcommercial.com

DENVER MENDOZA
Brokerage Coordinator

604.609.0882 Ext. 221
denver@corbelcommercial.com

NATHAN ARMOUR PREC
Senior Associate

604.609.0882 Ext. 226
nathan@corbelcommercial.com

INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.