

# OFFICE STRATA FOR SALE

AMAZING LOCATION AND VIEWS

300-1207 PACIFIC BOULEVARD, VANCOUVER.



The information contained herein has been obtained from reliable sources and is believed to be accurate but not guaranteed. Buyer to verify all information.

“Investments...that make sense.”

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REALTY  
THE RIGHT FIT.

# OFFICE STRATA FOR SALE

300-1207 PACIFIC BOULEVARD, VANCOUVER.

## ASKING PRICE

**\$1,725,900**

## LOCATION

Amazing location in the heart of Yaletown district, one of the most prestigious areas in Vancouver. Overlooking the intersection of Pacific Boulevard and Davie Street. Short walking distance to Restaurants, Retail, Offices, Sky Train station, Bus terminal and Parks. Surrounded by Highrise Residential Buildings.



## FEATURES

### -Motivated Seller.

- -Listed at below Assessment value (BC Assessment \$1,819,000).
- -Ready to move-in.
- -Existing desks and furnishings are negotiable.

**Strata Fees: \$1,109.39 per month**

**Property Taxes, (2025): \$21,228.00**

**Zoning: CD-1 (266) Comprehensive Development.**

**P.I.D # 018-597-033**

## ADDITIONAL FEATURES

- 3 Secured underground parking.
- Private Washroom.
- Private elevator and entrance.
- 3 private offices plus one large corner open office with possibility of multi desk working stations.
- Short walking distance to SkyTrain Station.
- All offices have window exposures.

## SIZE

One Level; 1569 square feet

## PARKING

- 3 available secured parking stalls.
- Plus, street parking.



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