



# FOR SALE

138 & 139 - 970 BURNARD STREET, VANCOUVER

- 517 SF OF CONTINUOUS BUILT OFFICE BETWEEN 2 UNITS MEASURING 196 & 321 SF RESPECTIVELY
- ATRIUM BOARDROOM FOR SHARED BUILDING USE AT NO COST TO RESERVE

**TWO SIDE BY SIDE STRATA UNITS**

CONTACT:

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**RE/MAX COMMERCIAL ADVANTAGE**  
501 - 889 West Pender Street  
Vancouver, BC | V6C-3B2  
[www.commercialadvantage.ca](http://www.commercialadvantage.ca)

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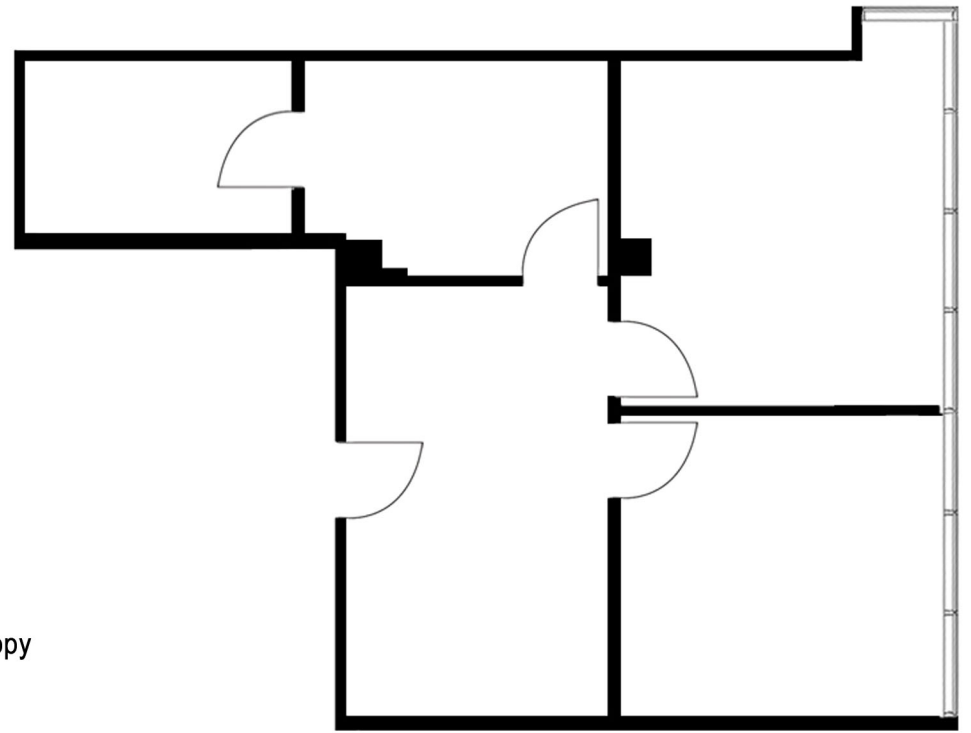
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## SALIENT INFORMATION

Area:	517 SQ FT
Occupancy:	Vacant
Strata Fees:	\$398.30 (inclusive of GST)
Taxes:	\$5,832.48 (2022)
Zoning:	CD-1 (322)
PIDs:	024-480-193, 024-480-185
Price:	<b>\$788,000.00</b>

## LOCATION

At the corner of Burrard St and Nelson St, overlooking south east and the glass canopy of the courthouse.



## PROPERTY SUMMARY

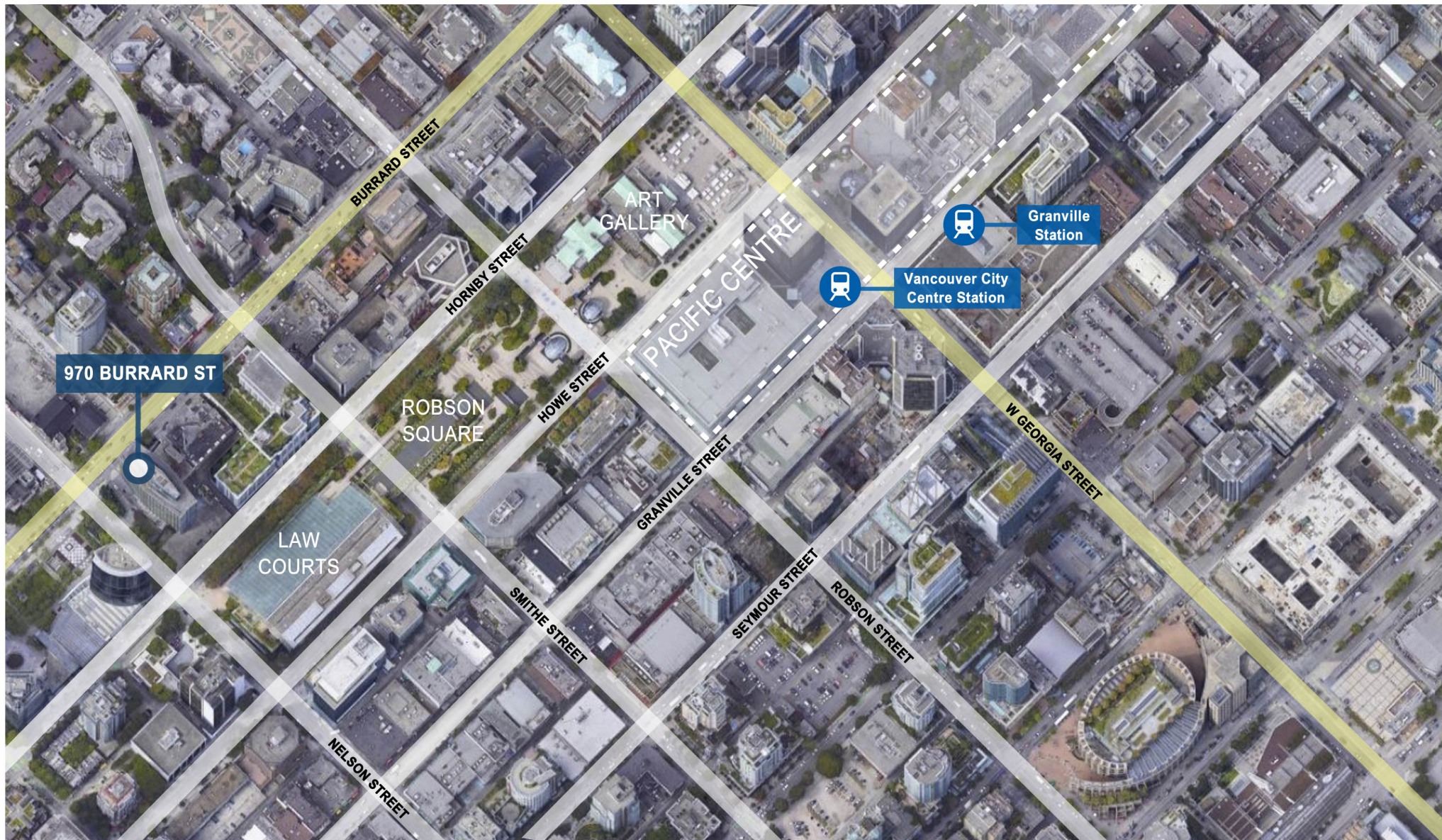
The Electra, known formerly as the BC Hydro Building, has undergone a substantial renovation including being seismically upgraded in its current life cycle. Automatic glass sliding doors lead you into the lobby with an over height ceiling and seating area. Elevators have been modernized with carpets in the common corridors replaced in the last three years along with other modern touches. Unit 138 and 139, on the 2nd level above the main and mezzanine levels, features wall to wall glazing from below knee to ceiling height with southeasterly views of the Hornby St tree canopy as well as the glass canopy roof of the courthouse atrium. The space is currently improved with 3 offices, a reception (or 4th office) and a storage room. There are two tilt windows within the space (1 in each strata unit).

A ten-minute walk to either Burrard or Vancouver City Centre Stations. Being on the corner of Burrard & Nelson Streets, getting in & out of downtown via Burrard and Cambie St Bridges is easy to navigate as well.

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## AREA MAP



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