

FOR SALE

OFFICE STRATA UNIT

SALE OPPORTUNITY

UNIT 404 & UNIT 708- 938 Howe Street, Vancouver, B.C.

UNIT# 404 \$278,888 UNIT #708 \$368,888



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.”

Salem Cherkaoui

Commercial REALTOR®

778.996.3490

salemcherkaoui@gmail.com



HELLER ■ MURCH
REALTY
THE RIGHT FIT.

FOR SALE

404 & 708-938 HOWE STREET, VANCOUVER, B.C.

ASKING SALE PRICE

\$278,888-\$368,888

LOCATION

PACIFIC PLACE; 938 Howe (at Smith), Strata Titled office suites in an 11 storey Tower across the street from the Law Courts. Designated for Professional use that includes a mix of Lawyers, accountants, immigration office and more... Features include, the use of 3 smaller Boardrooms and one larger Boardroom that the Tenant is able to book and use at no additional charge for the first 38 hours for the smaller Boardrooms and 13 hours for the Larger Boardroom. Fees apply thereafter.



FEATURES

- 4 Boardrooms for owners use.
- 5 minute walk to Pacific Centre
- 5 minute walk to Vancouver City Centre Station -10 minute walk to Burrard Station
- 2 minute walk to bus stop.

STRATA FES UNIT 404

STRATA FEES UNIT 708

\$222.92/ MONTH

\$253.76/MONTH

POROPERTY TAXES (2025)

UNIT 404 \$3,162.08

UNIT 708 \$4,129.05

ADDITIONAL FEATURES

- Air Conditioned.
- Secured afterhours access.
- Transit close by.
- Across from Court House.
- Day time, weekdays Concierge.

NOTE: Both units have leases in place expiring September 2027 generating \$2,325 per month

ZONING

DD Comprehensive Development.
Suitable for Professional Office use;
Law firm, Accounting, Investments. Consulting... and many other possibilities.

SIZES

Unit 404 is 242 SF/ Unit 708 is 275 SF

PARKING

Pay Parking. **Unit 708 comes with One Underground**



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.”

Salem Cherkaoui

Commercial REALTOR®

778.996.3490

salemcherkaoui@gmail.com



HELLER ■ MURCH
REALTY
THE RIGHT FIT.