



FOR SALE

## High-Exposure Retail Unit with Frontage along Robson Street

280 - 288 Robson Street, Vancouver BC

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## Property *Highlights*



High-exposure unit with with frontage on Robson Street with excellent signage opportunities.



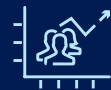
Centrally located and easily accessible via public transportation.



Tenanted by two retail occupants, with both leases expiring on December 31, 2026.



Conveniently located on Robson Street in downtown Vancouver, with easy access to amenities including the Vancouver Public Library, BC Place, and a variety of shops and restaurants.



Owner-user opportunity to occupy a prime retail space in downtown Vancouver.



DD - Downtown District zoning in Vancouver permits a wide range of commercial and retail uses, including retail, medical, or professional use.

## Property Overview

|                          |  |
|--------------------------|--|
| Civic Address            | 280 - 288 Robson Street, Vancouver BC  |
| PID                      | 019-183-224  |
| Legal Description        | STRATA LOT 285 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS1863 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 |
| Year Built               | 1995   |
| Strata Lot               | 280: 600 SF<br>288: 600 SF<br><b>*Total: 1,200 SF</b><br><i>*1,198 SF per strata plan</i>  |
| Tenancy & Income Details | Please Contact Listing Agent   |
| Zoning                   | DD - Downtown District   |
| Property Taxes (2025)    | \$24,877.40  |
| Strata Fee               | \$1,076/month  |
| Asking Price             | <b>\$2,780,000</b>   |



# Property Photos



**FOR SALE** | 280 - 288 Robson Street

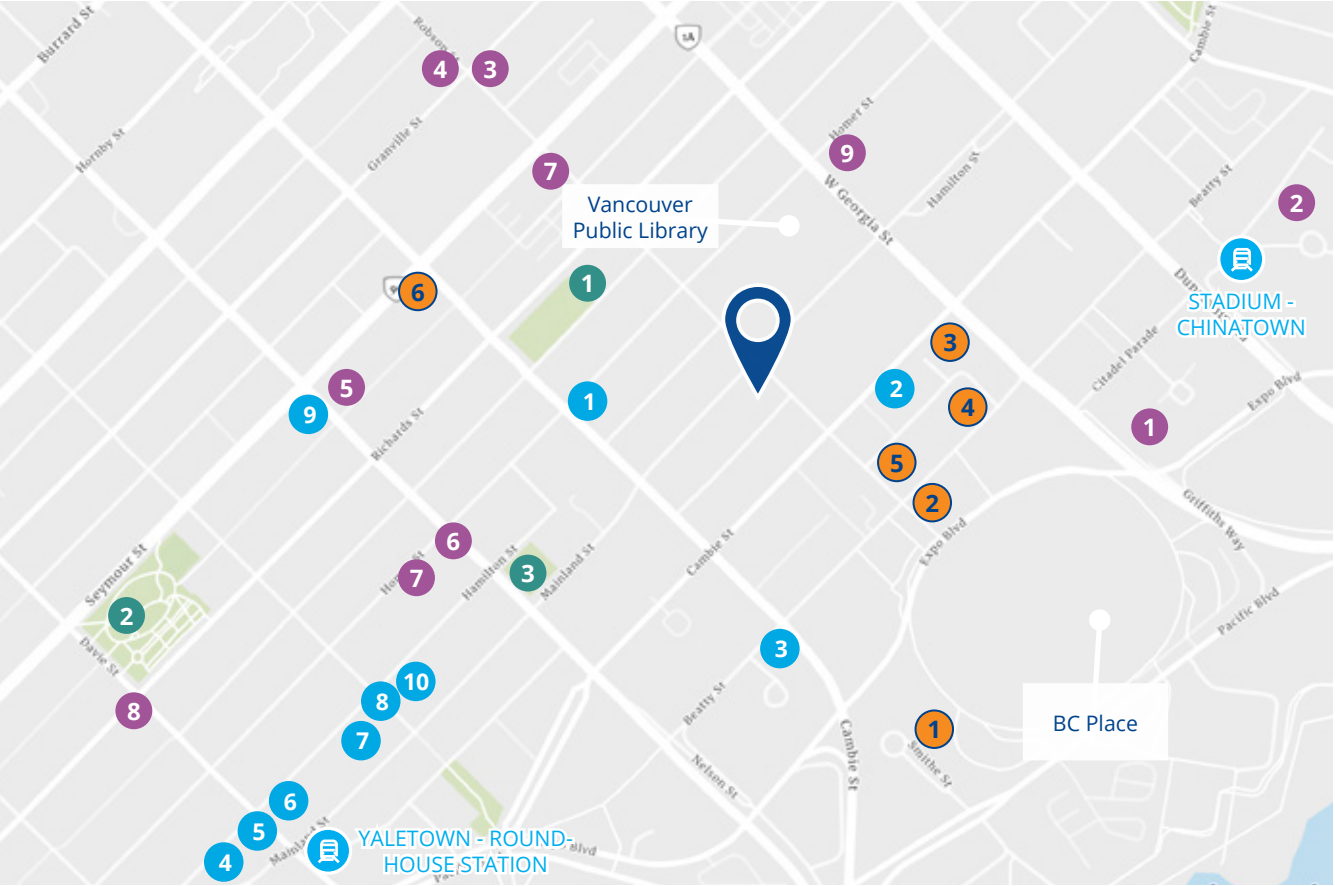



# Amenity Map


Prime location in the heart of Downtown Vancouver.


280 - 288 Robson Street is centrally located in downtown Vancouver, surrounded by a mix of residential towers, retail stores, and popular dining options.

Within walking distance to Stadium-Chinatown SkyTrain Station, the property offers excellent connectivity across the city. Nearby attractions include the Vancouver Public Library, BC Place, and Robson Street.



 **Bike Score** 81

 **Walk Score** 99

 **Transit Score** 100

| RESTAURANTS & CAFES        | RETAIL                 | HOTELS                  |
|----------------------------|------------------------|-------------------------|
| 1. Homer St. Cafe and Bar  | 1. Costco              | 1. JW Marriott Parq     |
| 2. Fanny Bay Oyster Bar    | 2. T&T Supermarket     | 2. Hotel BLU            |
| 3. Pho Khanh Express       | 3. Best Buy            | 3. Sandman Hotel        |
| 4. Tasty Indian Bistro     | 4. Old Navy            | 4. YMCA Hotel           |
| 5. Capo & The Spritz       | 5. Nesters             | 5. Hampton Inn & Suites |
| 6. Cactus Club Cafe        | 6. Shoppers Drug Mart  | 6. Moda Hotel           |
| 7. Robba Da Matti          | 7. Indochino           |                         |
| 8. Analog Coffee           | 8. Choices Market      |                         |
| 9. Nero Belgian Waffle Bar | 9. Loblaws City Market |                         |
| 10. Earls Kitchen + Bar    | 10. H-Mart Downtown    |                         |
|                            |                        | PARKS                   |
|                            |                        | 1. Robson Square        |
|                            |                        | 2. Emery Barnes Park    |
|                            |                        | 3. Yaletown Park        |



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Please contact the listing broker for more details on this offering.

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