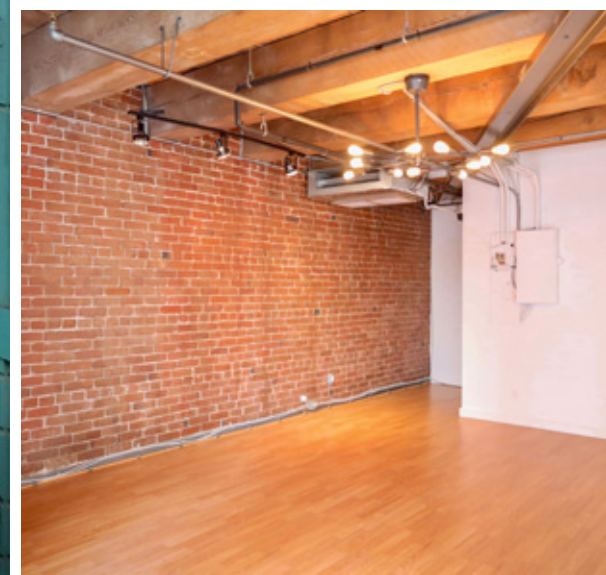
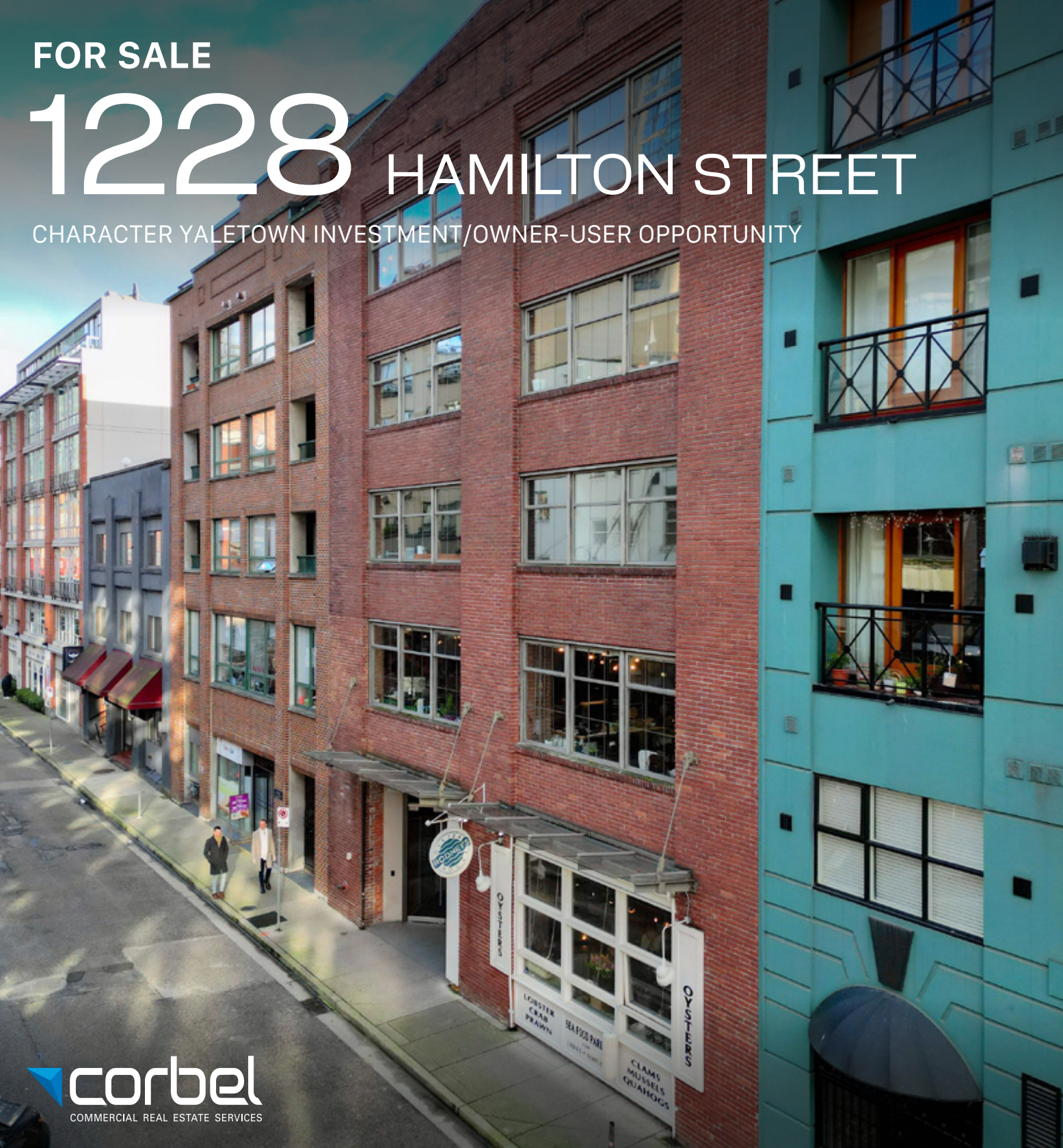


FOR SALE

# 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 Size<sup>1</sup>

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

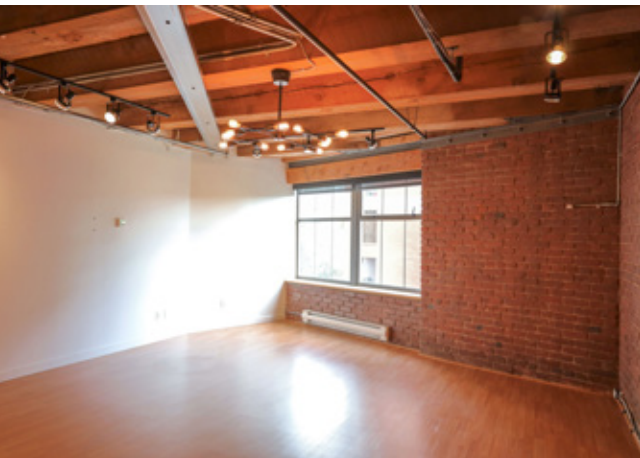
\$5,374.38 (2025)

## Availability

Immediately

## Asking Price

**\$465,000.00**



<sup>1</sup>All sizes are approximate and subject to verification.



### WALK SCORE

#### Walker's Paradise

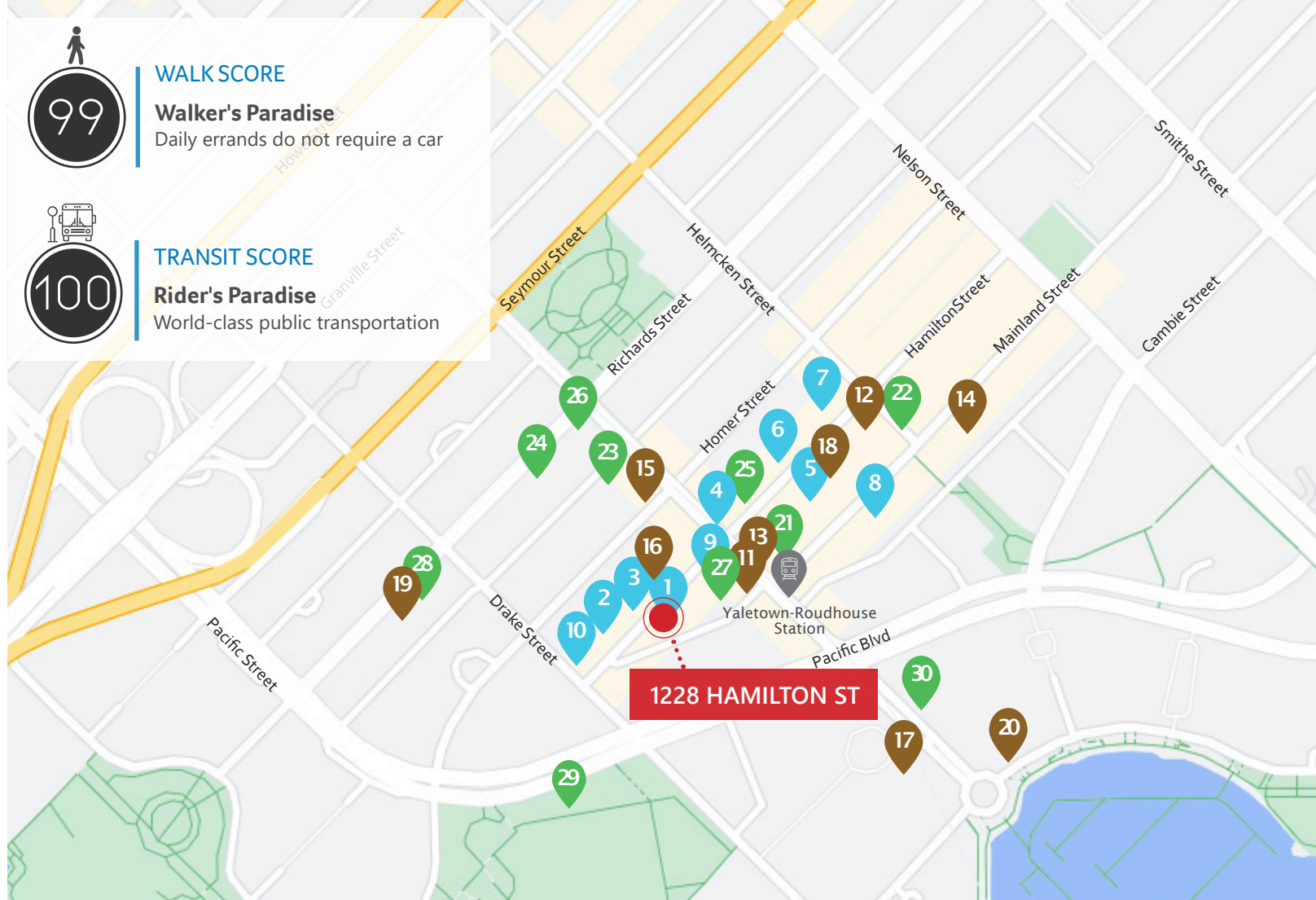
Daily errands do not require a car



### 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

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