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FOR SALE

Central Downtown Strata Offices

MULTIPLE UNITS AVAILABLE!

515 W PENDER STREET, VANCOUVER, BC



Property Details

	UNIT 245	UNIT 246	UNIT 247	UNIT 254
SIZE	244 SF	244 SF	274 SF	1,201 SF
ZONING	CD-1	CD-1	CD-1	CD-1
STRATA FEES	\$205/month	\$205/month	\$205/month	\$205/month
PROPERTY TAX	\$2,514.07 (2024)	\$2,514.07 (2024)	\$3,206.04 (2024)	\$10,393.50 (2024)
SALE PRICE	\$249,000	\$249,000	\$249,000	\$1,199,000

Note: Unit 245, 246, 247 may be combined for 762 SF for a total price of \$747,000.

Highlights

- Units have great natural light with large windows
- Well maintained building with modern improvements
- New roof top deck and garden
- Large atrium in building with sunroof
- Two blocks from: Pacific Center, Waterfront Station (Skytrain, Canada Line, Seabus and Westcoast Express), the new Post Office and Retail building (Amazon Vancouver Office)
- Dozens of nearby restaurants, coffee shops and amenities





The Location

515 W Pender Street is nestled in the centre of bustling downtown Vancouver streets. With its prime position, the building offers easy access to a diverse range of amenities and attractions. From trendy cafes and upscale restaurants to retail stores such as Loblaws' City Market and Pacific Centre Mall. The surrounding neighborhood provides endless opportunities for exploration and enjoyment. The building is also conveniently located near multiple public transportation options.

NEARBY AMENITIES (0.5 KM RADIUS)

-  **205+**
Restaurants
-  **44+**
Bars & Pubs
-  **102+**
Cafes
-  **459+**
Retail & Services

WALKSCORE

-  **100**
Rider's Paradise
-  **98**
Walker's Paradise
-  **85**
Biker Friendly



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