

112 - 1118 HOMER STREET, VANCOUVER
RETAIL SPACE IN YALETOWN

**FOR
SALE**



WILLIAM | WRIGHT

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FOR SALE

OVERVIEW

Welcome to the Empress Galleria, a contemporary heritage restoration with Brick and Beam throughout. Unit 112 is a beautifully designed space ideally suited for salons, aesthetics and similar services. It can be accessed from both Homer St and Hamilton St making it an easily accessible location right in the Heart of Yaletown. With plumbing already in place, this represents a turn-key opportunity for owner occupiers.

- Located in the Heart of Yaletown
- Owner Occupier and Investment Opportunity
- Ideal for Salons / Aesthetics Users
- Plumbing in Place with Two Sinks

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VANCOUVER**



SALIENT FACTS

SIZE

± 537 SF

ZONING

HA-3

PID

023-980-290

LEGAL DESCRIPTION

STRATA LOT 9, PLAN LMS3038, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

STRATA FEES

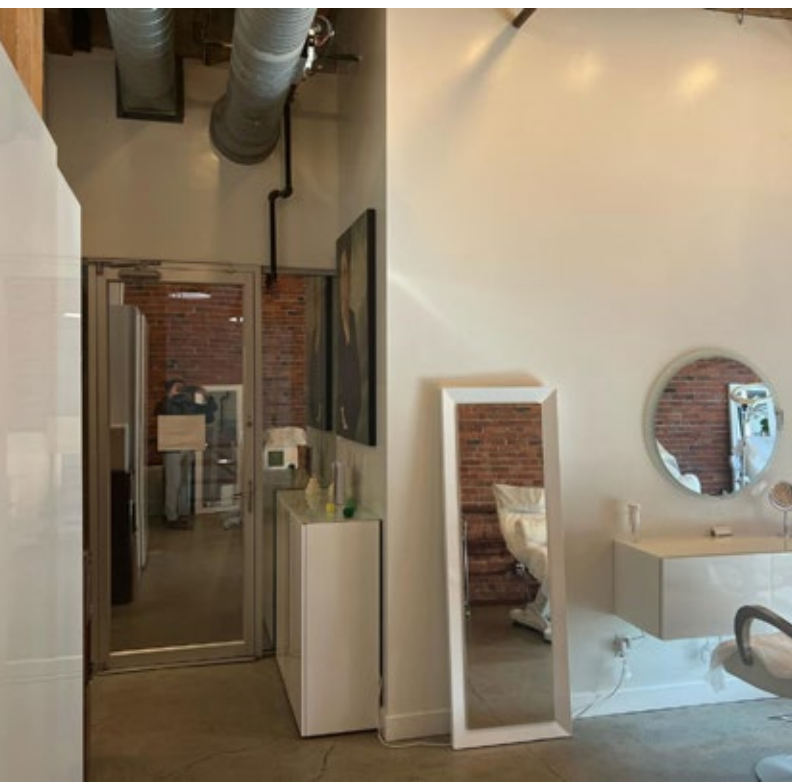
\$495/month

PROPERTY TAXES

\$8,528.31

PRICE

\$1,048,800



YALETOWN

Strategically located in the heart of Yaletown, the area features high foot traffic and accessible intersecting transit routes to many of Yaletown's world-class restaurants, cafes, trendy boutiques, and neighborhood amenities, along with a rich combination of tech and business service offices. The area is extremely well situated for public transportation, steps away from the Canada Line Skytrain, which connects Yaletown with the Downtown Core, Waterfront Station, the Olympic Village, Vancouver International Airport, and Richmond.



COMMUTING IN THE CITY

The area is extremely well situated for public transportation, with a Transit score of 100. Only a 1 minute walk away from the Canada Line Skytrain, which connects Yaletown with the Downtown Core, Waterfront Station, Olympic Village, Vancouver International Airport, and Richmond.



<p> DRIVING TIMES</p> <p>YALETOWN-ROUNDHOUSE SKYTRAIN -- 2 MIN</p> <p>YVR AIRPORT ----- 20 MIN</p> <p>BURNABY ----- 30 MIN</p> <p>SURREY ----- 40 MIN</p> <p>COQUITLAM ----- 50 MIN</p>	<p> 100 TRANSIT SCORE</p> <p> 99 WALK SCORE</p> <p> 88 BIKE SCORE</p>
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FOR MORE INFORMATION CONTACT

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