

1,236 SF  
CORNER UNIT



#650 - 1281 Hornby Street  
Vancouver, BC

### Property Highlights

- ▶ Column Free
- ▶ Prime Downtown location
- ▶ Concrete construction
- ▶ Open Ceiling
- ▶ One Reserved Parking Stall
- ▶ Top Floor Corner Unit
- ▶ Club One fitness and amenities
- ▶ Common Boardroom
- ▶ Rough in Plumbing
- ▶ Two HVAC units

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#### NAI Commercial

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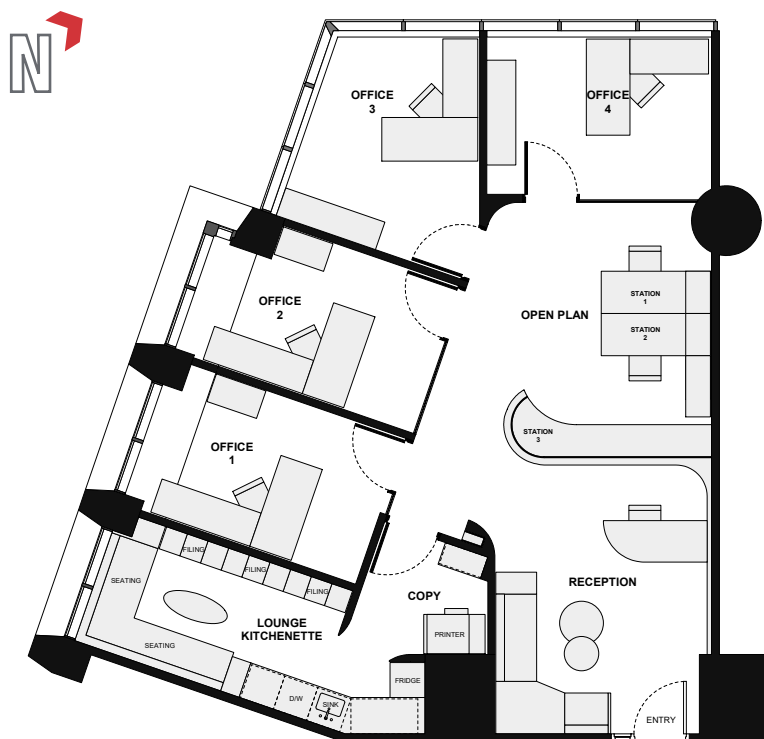


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## Location

The Property is located at the south east corner of Drake Street and Hornby Street.

## Sample Floor Plan (Currently Unimproved Shell Space)



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## Property Details

### Civic Address

Unit 650, 1281 Hornby Street  
Vancouver, BC V6Z 0G8

### Unit Size

Approx 1,236 SF

### Legal Description

Strata Lot 42, Plan EPS8297, 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 V  
PID: 031-751-164

### Zoning

CD-1 (588) Comprehensive Development

### Strata Fees

Approx \$1,130/month

### Year Built

2022

### Parking

One Reserved Stall (Stall #19)

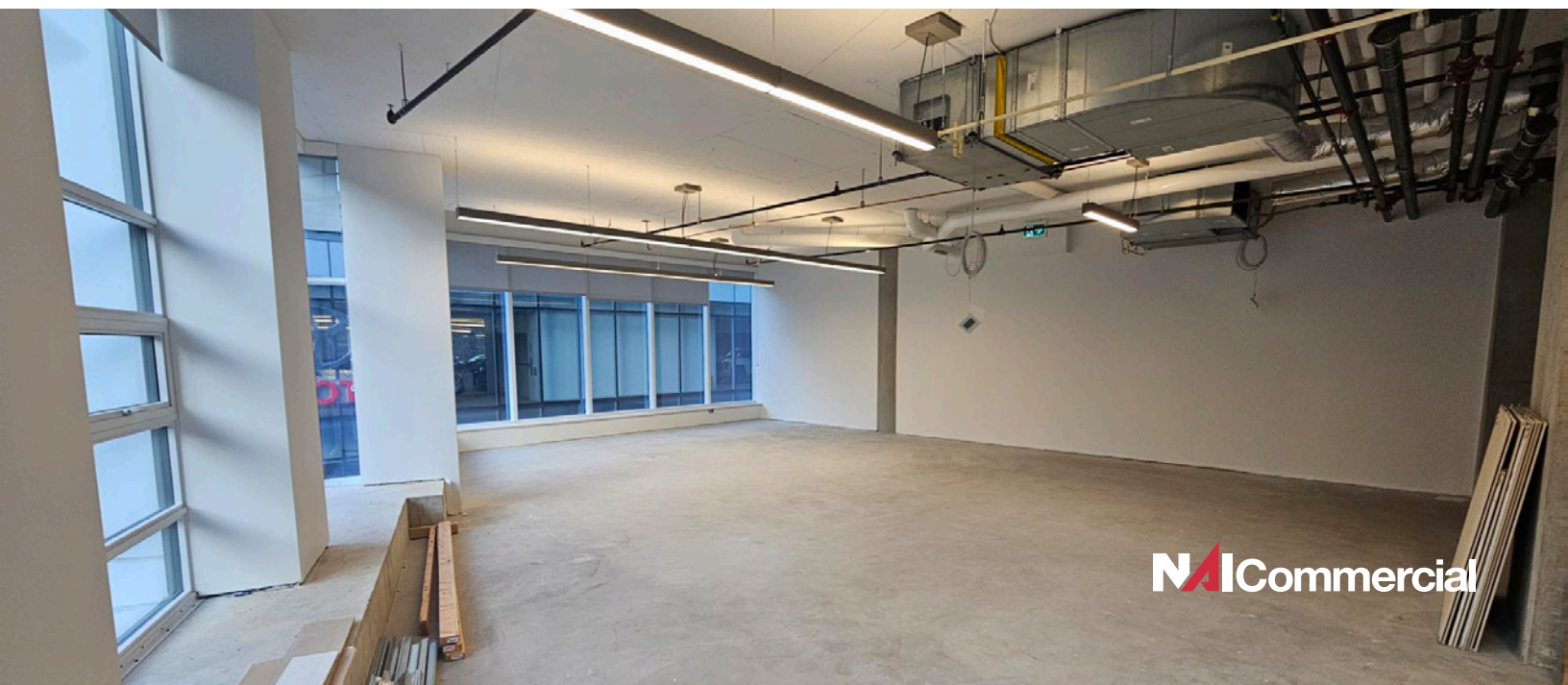
### Property Taxes (2024)

\$14,476

### Asking Price

\$1,300,000 (\$1052 PSF)

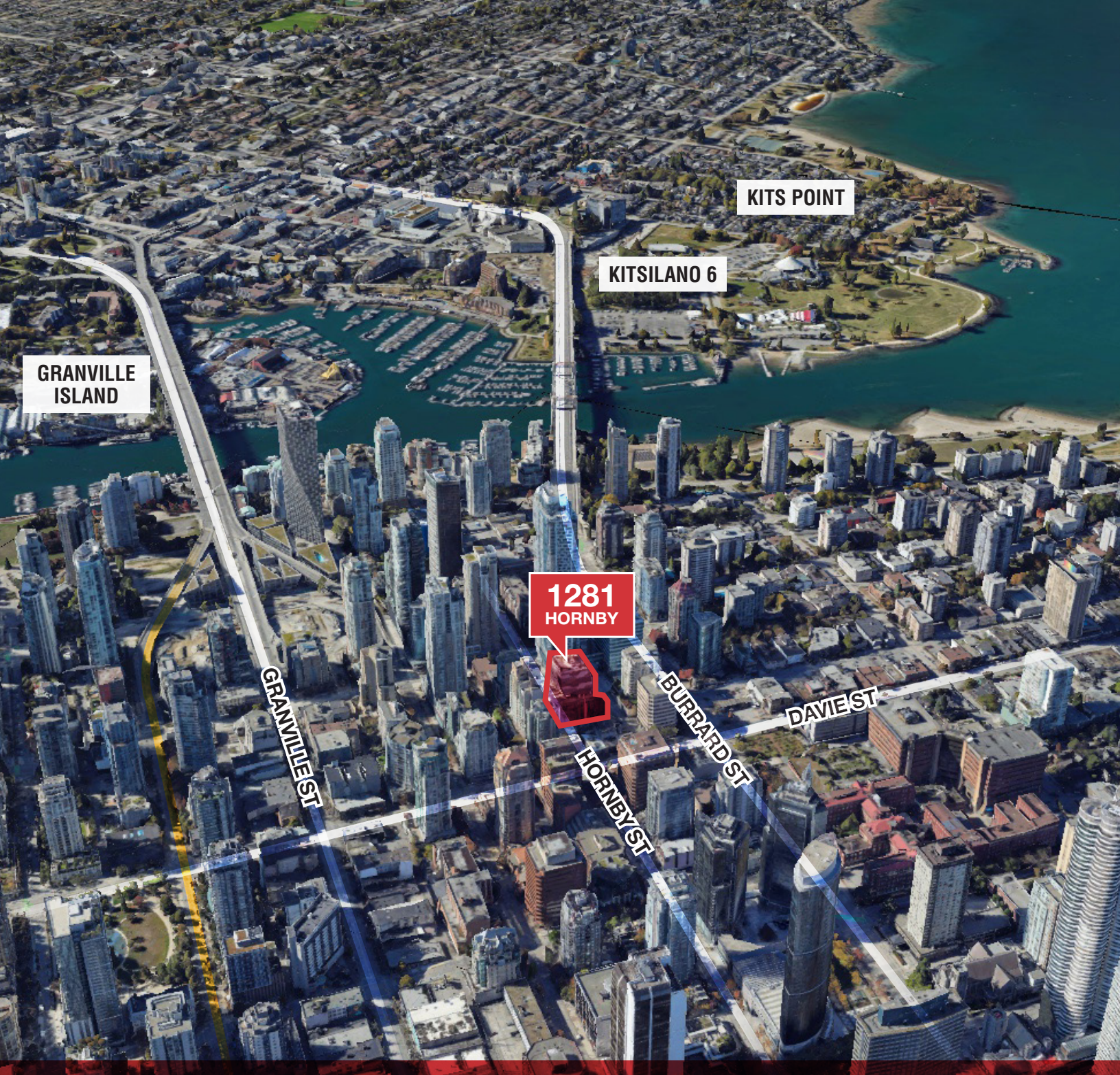












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