

FOR SALE

1388 WEST GEORGIA STREET, VANCOUVER, BC V6E 4S2

VACANT COMMERCIAL STRATA LOT, IDEAL FOR OWNER-OCCUPIER

FOR MORE INFORMATION PLEASE CONTACT

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PROPERTY OVERVIEW



SUMMARY

1388 West Georgia Street is a vacant commercial space in one of Downtown Vancouver's most prominent corridors, presenting a rare turnkey opportunity for an owner-occupier or end user to secure a presence on Georgia Street. Built in 1999, the property benefits from CD-1 (318) zoning, which accommodates a flexible range of retail, office, and service uses, allowing a purchaser to tailor the space to their business. With the property delivered vacant, a buyer avoids tenant transition risk and gains immediate control of the premises. Strong street frontage and high pedestrian and vehicular exposure along the Georgia-Burrard corridor make this an attractive home for a professional practice, showroom, or service business seeking visibility in the heart of the city.

PROPERTY HIGHLIGHTS

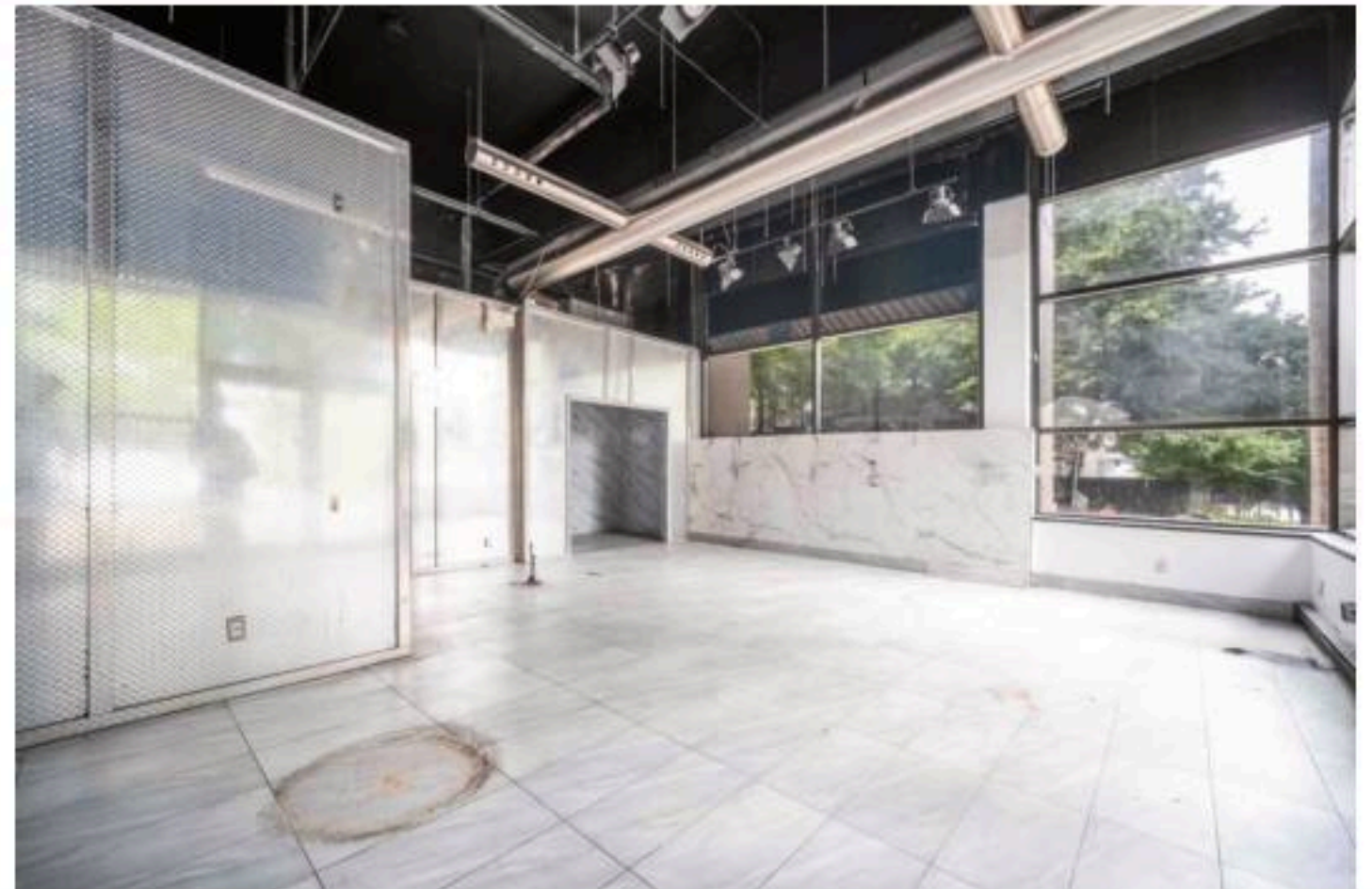
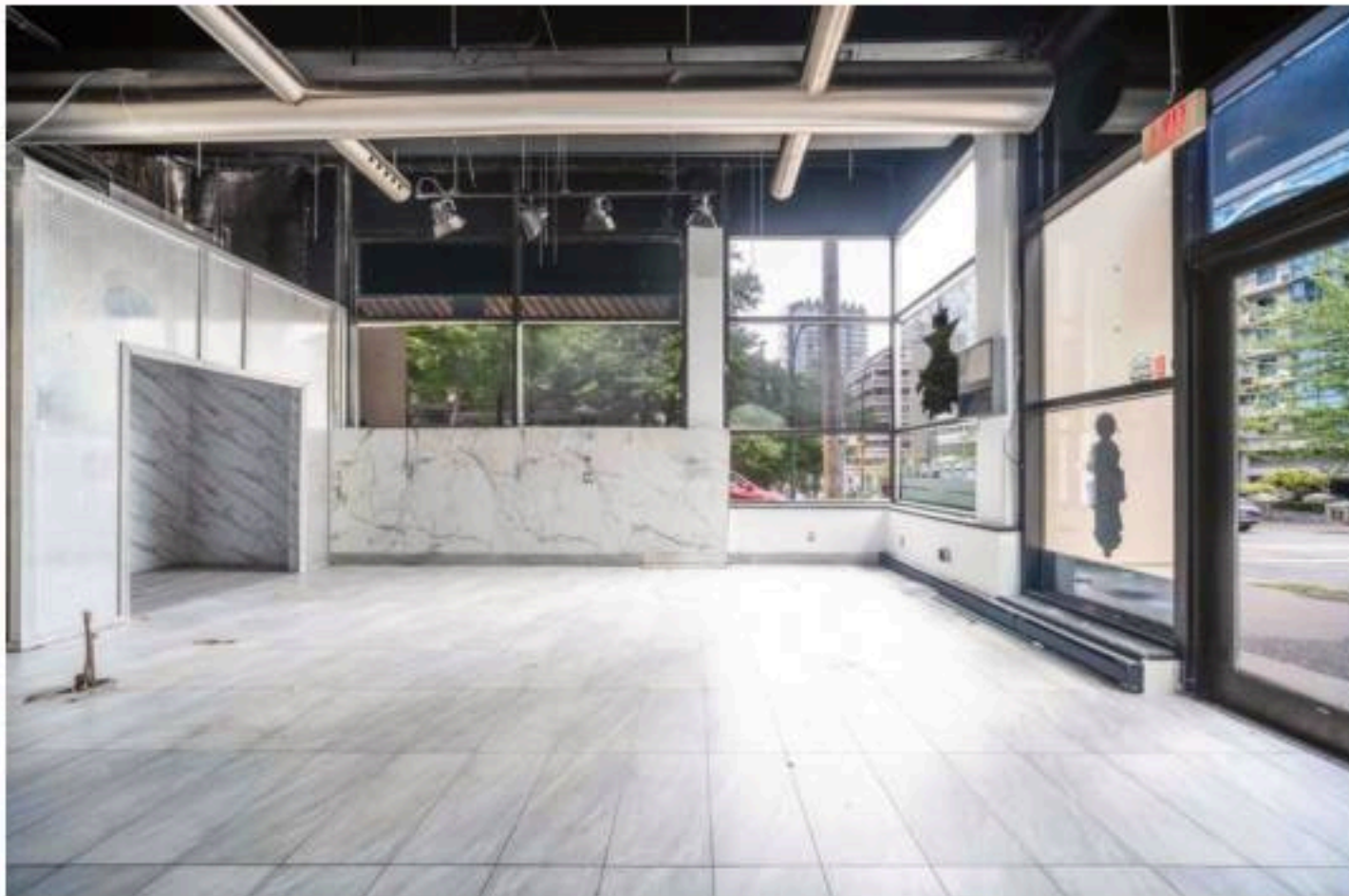
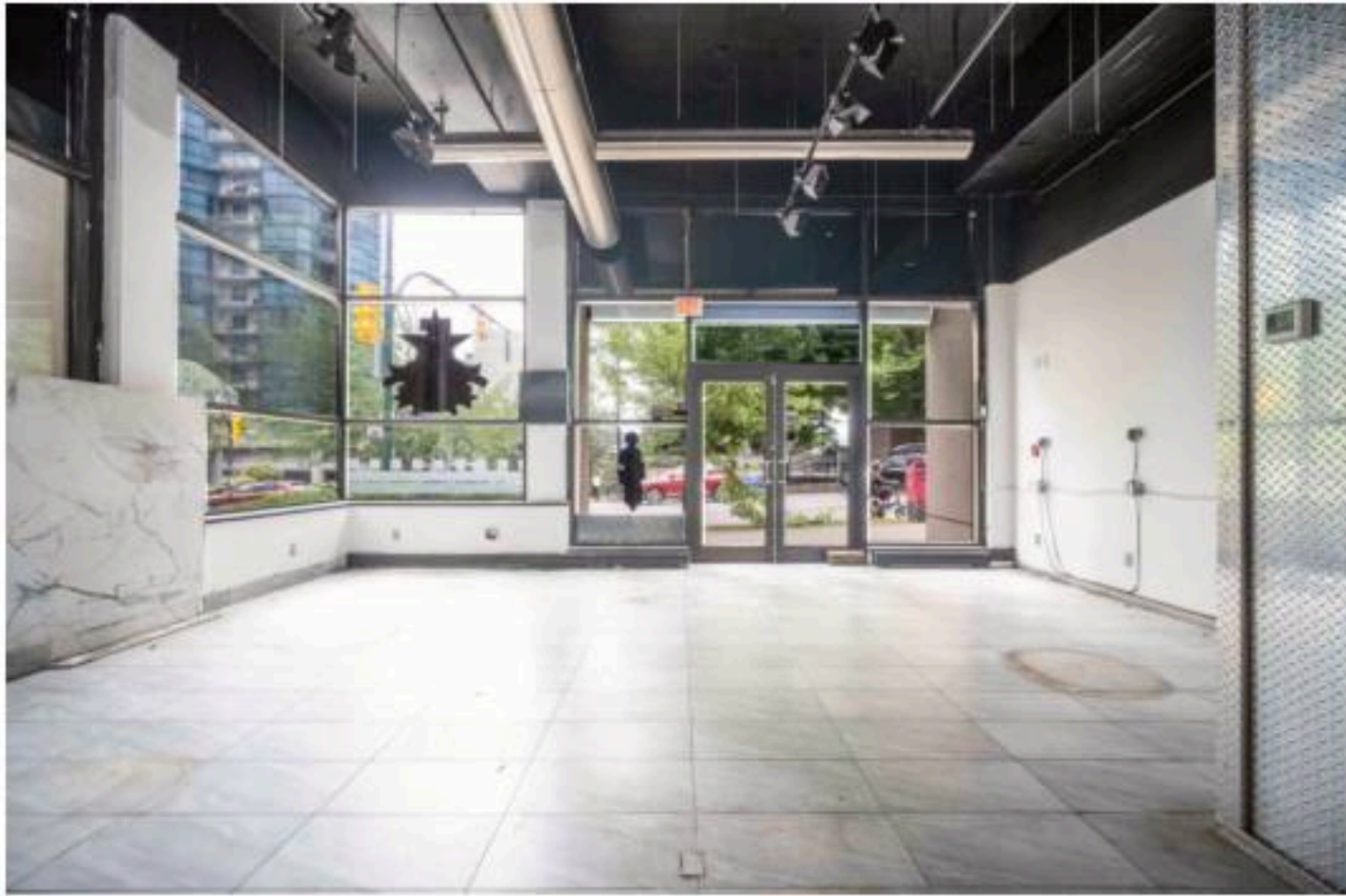
- Vacant on closing: turnkey opportunity for an owner-occupier or end user
- Prime Georgia Street frontage with strong pedestrian & vehicle visibility
- Walk Score 98 (Walker's Paradise) & Transit Score 100 (Rider's Paradise)
- CD-1 (318) zoning supporting flexible retail, office & service uses

SALIENT FACTS

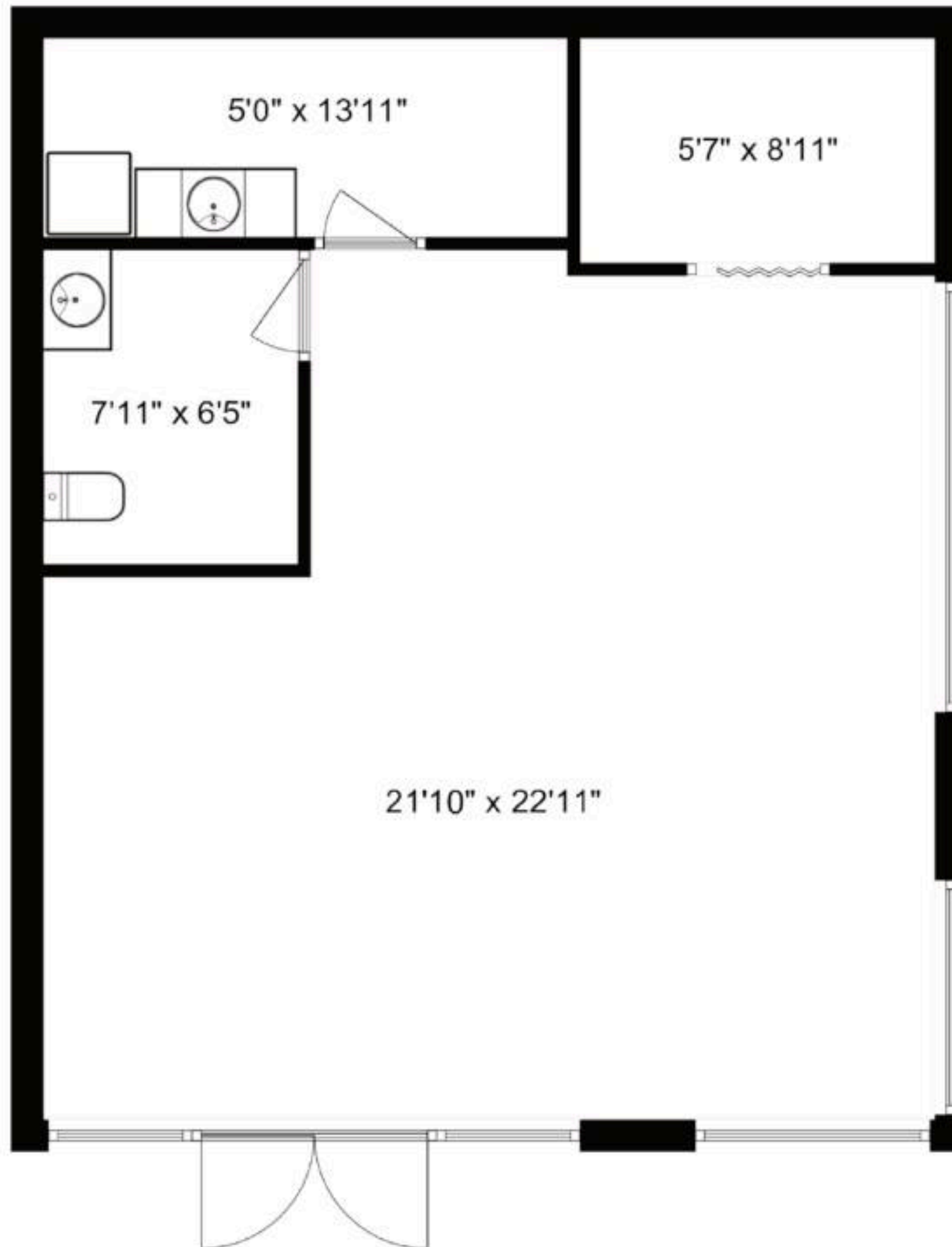
Size +/- SQFT:	682 SF
Parking:	1 stall
Zoning:	CD-1 (318)
Property Taxes:	\$11,189.90 (2025)
Price:	PLEASE CONTACT
PID:	024-552-577
FSR Max:	6.0 (CD-1 318)
Year Built:	1999
2026 Assessment:	\$1,148,000
Structure:	Commercial strata-lot
Community Plan:	Mixed-Use High-Rise 2
Legal Description:	Strata Lot 1, DL 185 NWD, Strata Plan LMS3942



PROPERTY PHOTOS

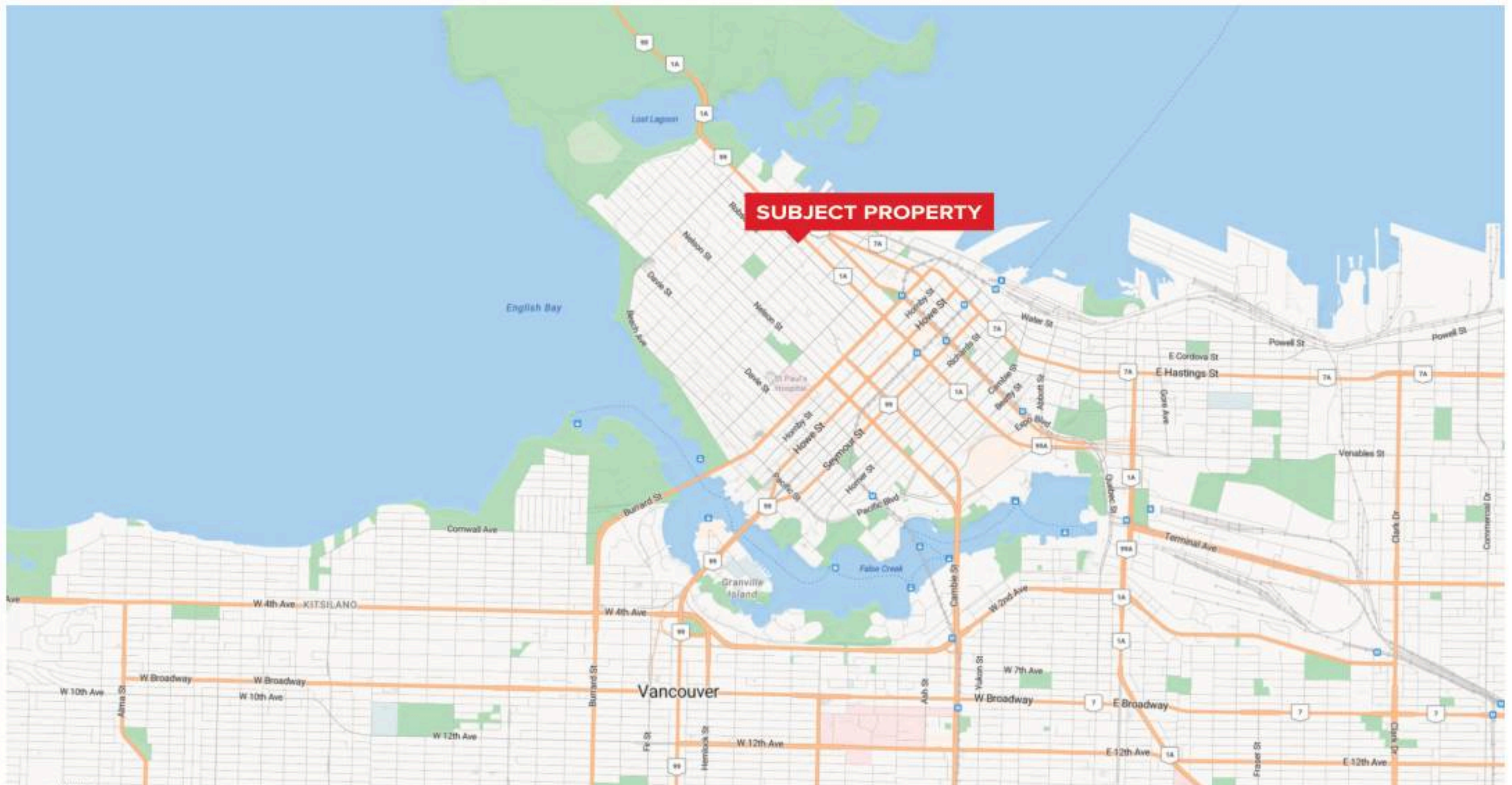


FLOOR PLAN



PROPERTY LOCATION

Positioned in the West End / Coal Harbour area along the Georgia-Burrard corridor, the property sits within walking distance of Vancouver's Financial District, the Robson Street shopping district, the Coal Harbour seawall, and Stanley Park. The location is exceptionally well connected, with the Burrard SkyTrain Station and frequent bus service nearby, earning a Walk Score of 98 (Walker's Paradise) and a Transit Score of 100 (Rider's Paradise). Surrounded by premier office towers, hotels, residential high-rises, and an established base of restaurants and retail, the immediate area delivers consistent daytime and evening foot traffic, an ideal setting for a business that values prestige address, accessibility, and exposure.



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