

#231-1628 W 1st AVENUE - \$226,000

778-988-8087 to VIEW

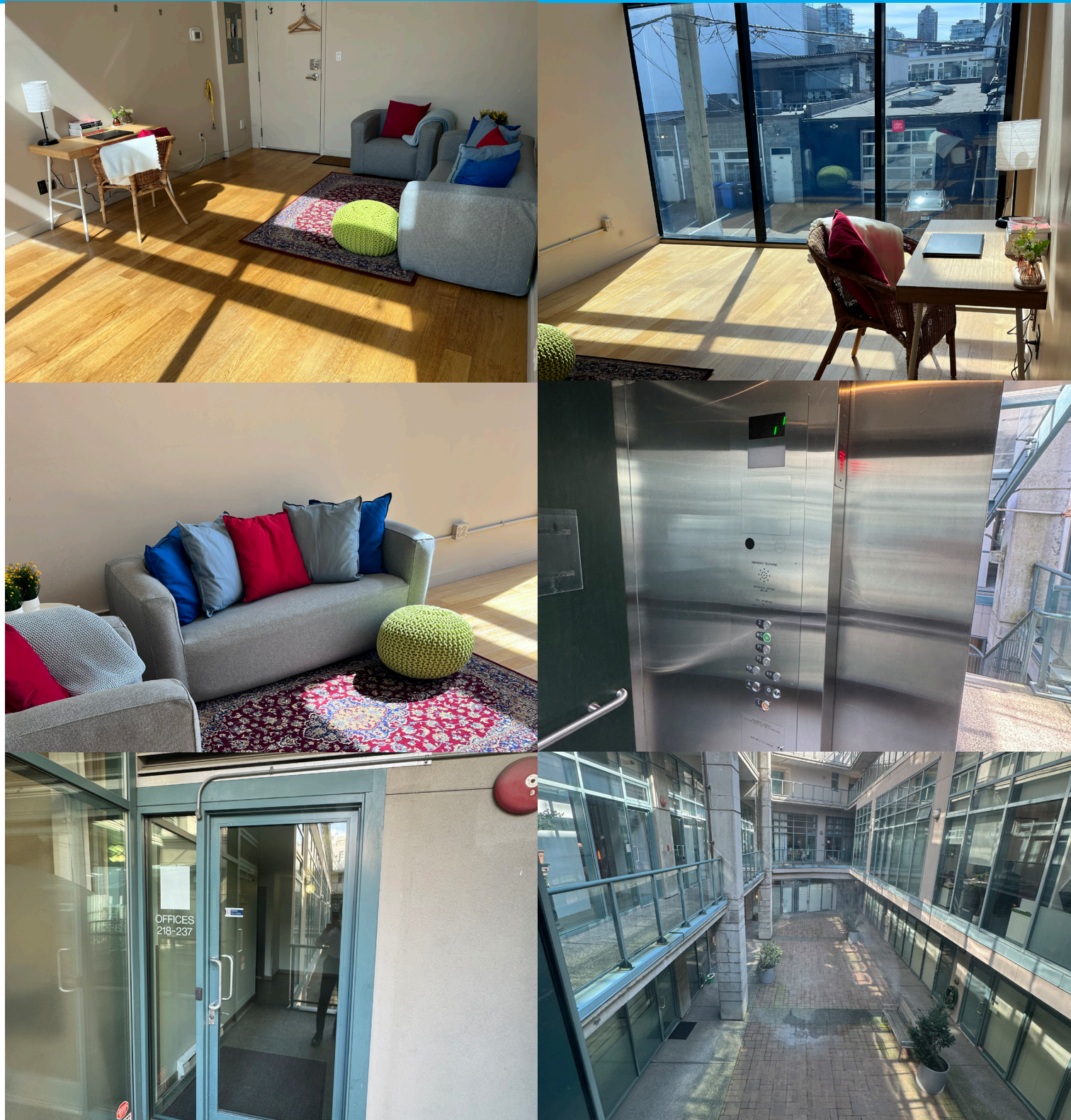
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Rare opportunity to own an affordable commercial office strata unit in the highly desirable Galleria building in the heart of False Creek. This efficiently designed **217 sq.ft. office space** offers an ideal entry point for entrepreneurs, therapists, consultants, creatives, or small business owners seeking a professional presence on Vancouver's Westside without the high overhead of larger commercial premises.

The unit features a bright, functional single-room layout with easy access to shared men's and women's washrooms located conveniently down the hall. Whether you are establishing your first office, downsizing from a larger space, or securing a long-term investment, this flexible unit provides excellent value and versatility.

Location is exceptional. Situated just **one block to the waterfront** and only a **five-minute walk to Granville Island**, the Galleria is a well-known mixed residential and commercial complex centered around an inviting open-air courtyard. Clients and staff will appreciate the vibrant surroundings, walkability, and access to some of the area's most popular amenities.

Enjoy being steps from top neighbourhood destinations including **Prado Café, Apollonia Greek Restaurant**, boutique shops, fitness studios, and the scenic False Creek seawall. Transit access is excellent, and the building offers **visitor parking**, making appointments and daily operations convenient for both owners and clients.

For investors, this property presents compelling fundamentals. The **most recent lease achieved approximately \$75 per square foot**, demonstrating strong rental demand and providing the potential to offset carrying costs while benefiting from long-term appreciation in one of Vancouver's most sought-after commercial districts.

Possibly the best-value office strata opportunity currently available on Vancouver's Westside. Easy to show, and offers will be presented as received.

View more photos online, showings by request. Offers presented as received. Please contact your realtor to book an appointment today.

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