



FOR SALE

High Profile Yaletown Commercial Strata Unit

499 Davie Street, Vancouver, BC

Marcus & Millichap

Opportunity Overview

Prime opportunity for an owner/user or an investor to purchase a commercial strata unit located on the northeast corner of Davie and Richards Streets in Vancouver’s trendy Yaletown neighbourhood. 499 Davie Street (the “Property”) consists of one legal strata lot totaling approximately 577 sq. ft. in area. The Property offers excellent frontage and prominent exposure onto Davie and Richards Streets. Yaletown is a bustling neighbourhood comprised of the city’s top restaurants, cafes, unique retailers, and a tech/creative office district. Located just two blocks from the Yaletown-Roundhouse Canada Line Station, the Canada Line provides direct connectivity from the Property to the Downtown Core, Waterfront Station, the Olympic Village, Vancouver International Airport, and Richmond.

Salient Details

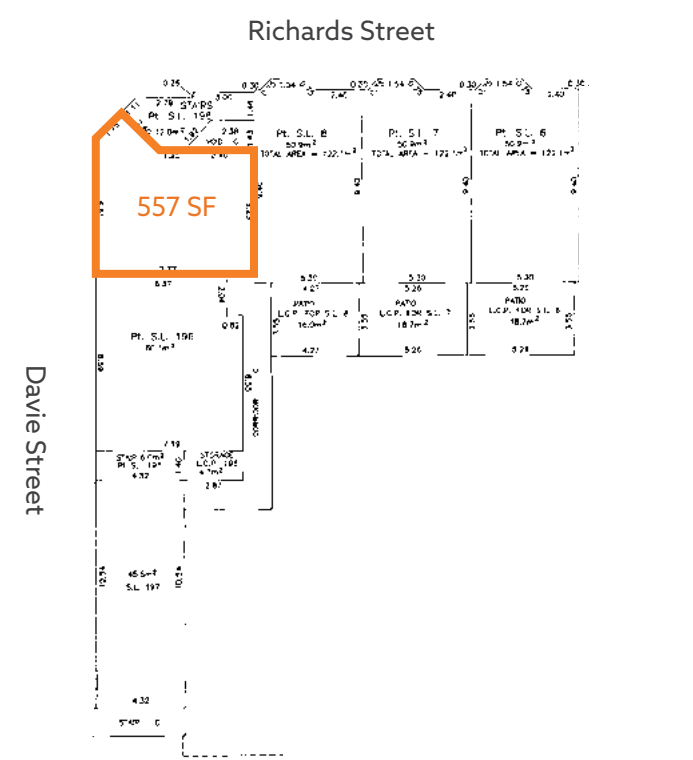
Municipal Address:	499 Davie Street, Vancouver		
PID:	023-249-111		
Legal Description:	STRATA LOT 195 DISTRICT LOT 541 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2174 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1		
Area:	557 SF		
Year Built:	1995		
BC Assessment (2026):	Land:	\$1,079,000	
	Improvement:	\$104,000	
	Total:	\$1,183,000	
Property Taxes (2026):	\$13,501.20		
Parking:	One stall		
Zoning:	DD		
Asking Price:	\$1,350,000 \$950,000		



Location Overview

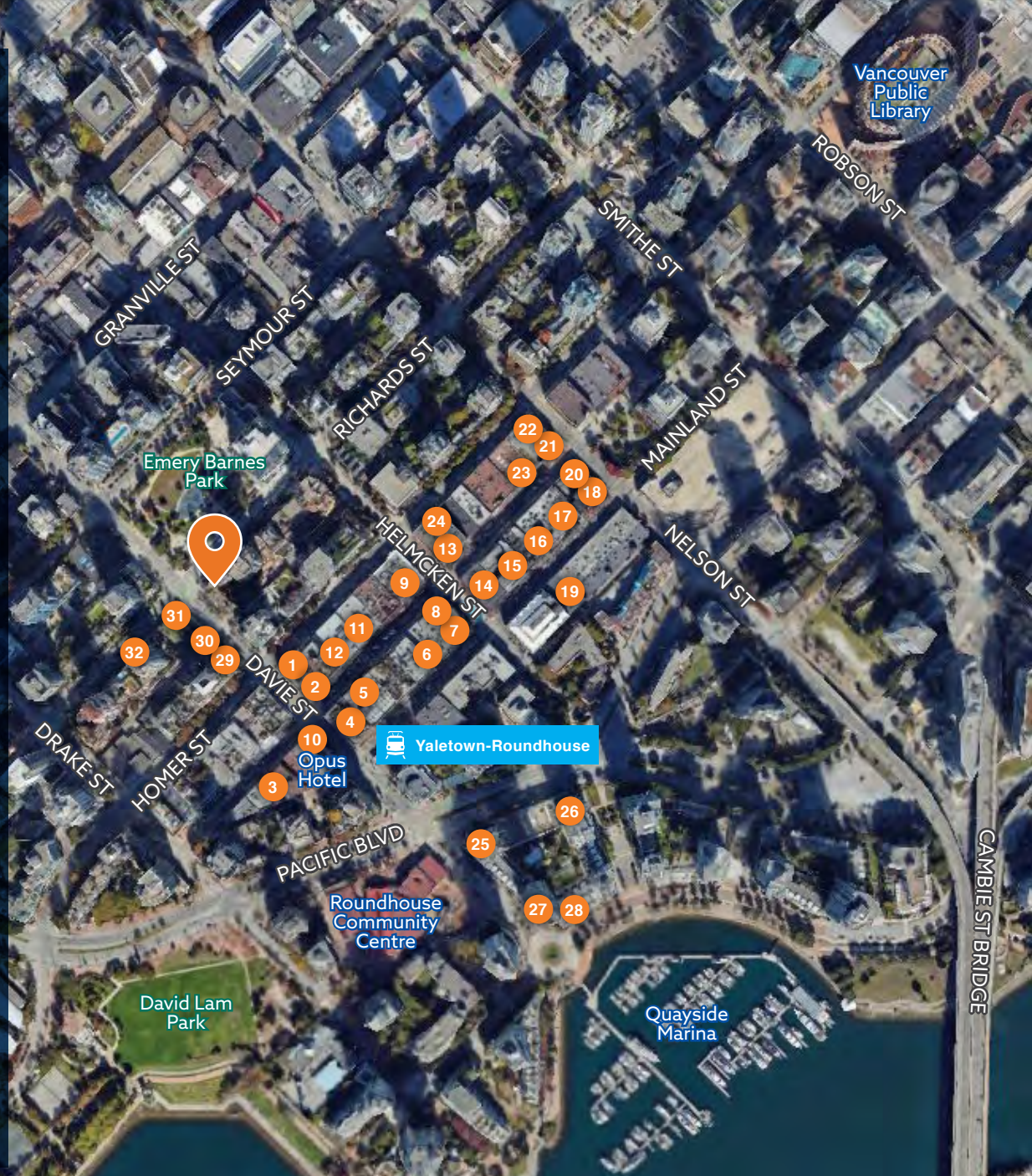
Located on the southern edge of the downtown Vancouver peninsula, Yaletown is one of the city’s most sought after neighbourhoods. The neighbourhood has come a long way from its roots as an industrial warehouse district and has transformed into a densely populated trendy neighbourhood home to an abundance of restaurants, lounges, cafes, unique retailers, offices, parks, and the False Creek seawall. The property is ideally located on Davie Street, which has high pedestrian traffic year round and is steps to the many restaurants and retailers in the neighbourhood. Several hotels are also located in the neighbourhood, including the Opus Hotel, JW Marriot, and The Douglas, as well as BC Place and Rogers Arena - Vancouver’s sports and entertainment arenas.

Strata Plan



LEGEND

1. The Cross Decor & Design
2. Cactus Club Cafe
3. Rodney's Oyster House
4. Starbucks
5. The Flying Pig
6. Robba da Matti
7. Yaletown Brewing Company
8. Analog Coffee
9. Elisa
10. Capo & The Spritz
11. Brix and Mortar
12. Hapa Izakaya
13. Blue Water Cafe
14. Earls
15. Dovetail
16. The Greek
17. Banter Room
18. The Keg
19. Angus T Bakery
20. BMO
21. TD
22. Shoppers Drug Mart
23. The Parlour
24. Small Victory Bakery
25. Urban Fare
26. BC Liquor Store
27. Provence
28. OEB
29. JJ Bean
30. Mine & Yours
31. Choices Market
32. Jaybird



Contact Information

Mario Negris*
Senior Managing Director
Investments & Leasing
(604) 675-5252
mario.negris@marcusmillichap.com

Martin Moriarty*
Senior Managing Director
Investments & Leasing
(604) 675-5255
martin.moriarty@marcusmillichap.com

Tate Venier
Associate
Investments & Leasing
(604) 675-5204
tate.venier@marcusmillichap.com

*Personal Real Estate Corporation

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.

Marcus & Millichap