



FOR SALE

134 - 970 BURNARD STREET, VANCOUVER

- 251 SF OF OPEN OFFICE WITH ECCENTRIC VIEWS OF THE COURTHOUSE GLASS CANOPY
- ATRIUM BOARDROOM FOR SHARED BUILDING USE AT NO COST TO RESERVE

14' OF WALL TO WALL GLAZING

CONTACT:

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RE/MAX COMMERCIAL ADVANTAGE
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SALIENT INFORMATION

Area:	251 SQ FT
Occupancy:	Vacant
Strata Fees:	\$193.88
Taxes:	\$2,878.55 (2022)
Zoning:	CD-1 (322)
PIDs:	024-480-231
Price:	\$350,000.00

LOCATION

At the corner of Burrard St and Nelson St, overlooking south east and the glass canopy of the courthouse.



PROPERTY SUMMARY

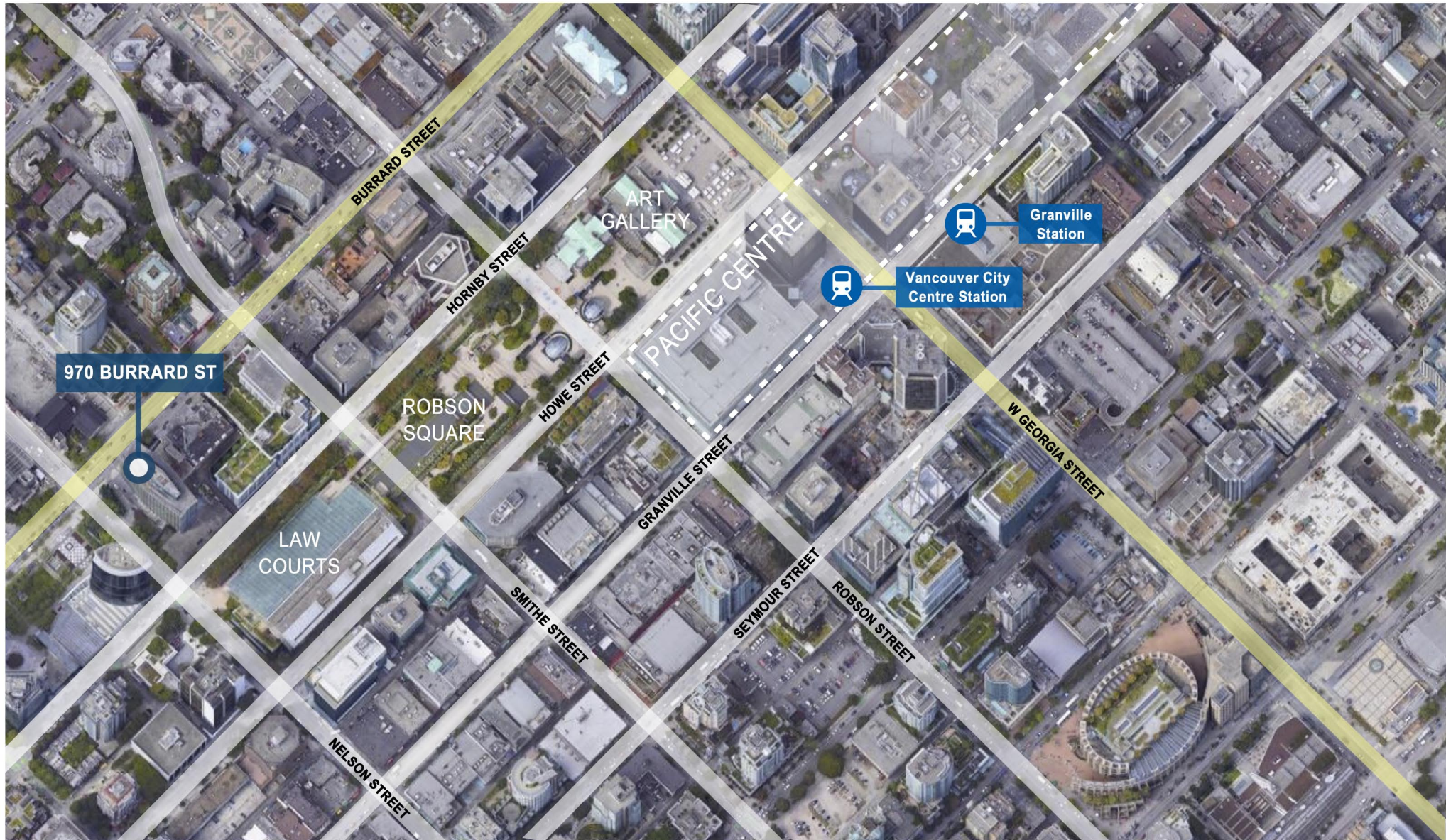
Formerly the BC Hydro Building, The Electra is a one of a kind mixed-use strata complex offering the user an exceptional experience in building class & design features having undergone substantial renovation in 1995. Automatic glass sliding doors bring you into the lobby with an over height ceiling and seating area. Elevators have been modernized and carpets in the common corridors replaced in recent years along with other modern touches. Following the unique lines and angle of the building, unit 134 at 251 SF, is one of a few units with a wider exterior window wall measuring 14' +/- of wall to wall glazing. There are southeasterly views looking out to the Hornby St tree canopy as well as the glass canopy roof of the courthouse atrium.

A ten-minute walk to either Burrard or Vancouver City Centre Stations. Being on the corner of Burrard & Nelson Streets, getting in & out of downtown via Burrard and Cambie St Bridges is easy to navigate as well.

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AREA MAP



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