



For Sale | Broadway Medical Building, 230 & 240, 943 West Broadway, Vancouver, BC

Improved Office Strata Units For Sale on West Broadway with Private Outdoor Space

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Opportunity

Rare opportunity to purchase improved office strata office space in the Broadway Medical Building, on the West Broadway corridor



Premises

Legal Descriptions	STRATA LOT 9 & 10 DISTRICT LOT 526 STRATA PLAN VR. 1111
PID's	006-312-942 & 006-312-969
Unit Numbers	230 & 240
Size	2,694.20 SF +/- (Units combined)
Existing Tenant and Improvements	Vacant- currently fixtured as a medical office with views and private outdoor space
Property Taxes (2023)	\$27,527.85 (Units combined)
Price	\$3,502,460 (\$1300 PSF)

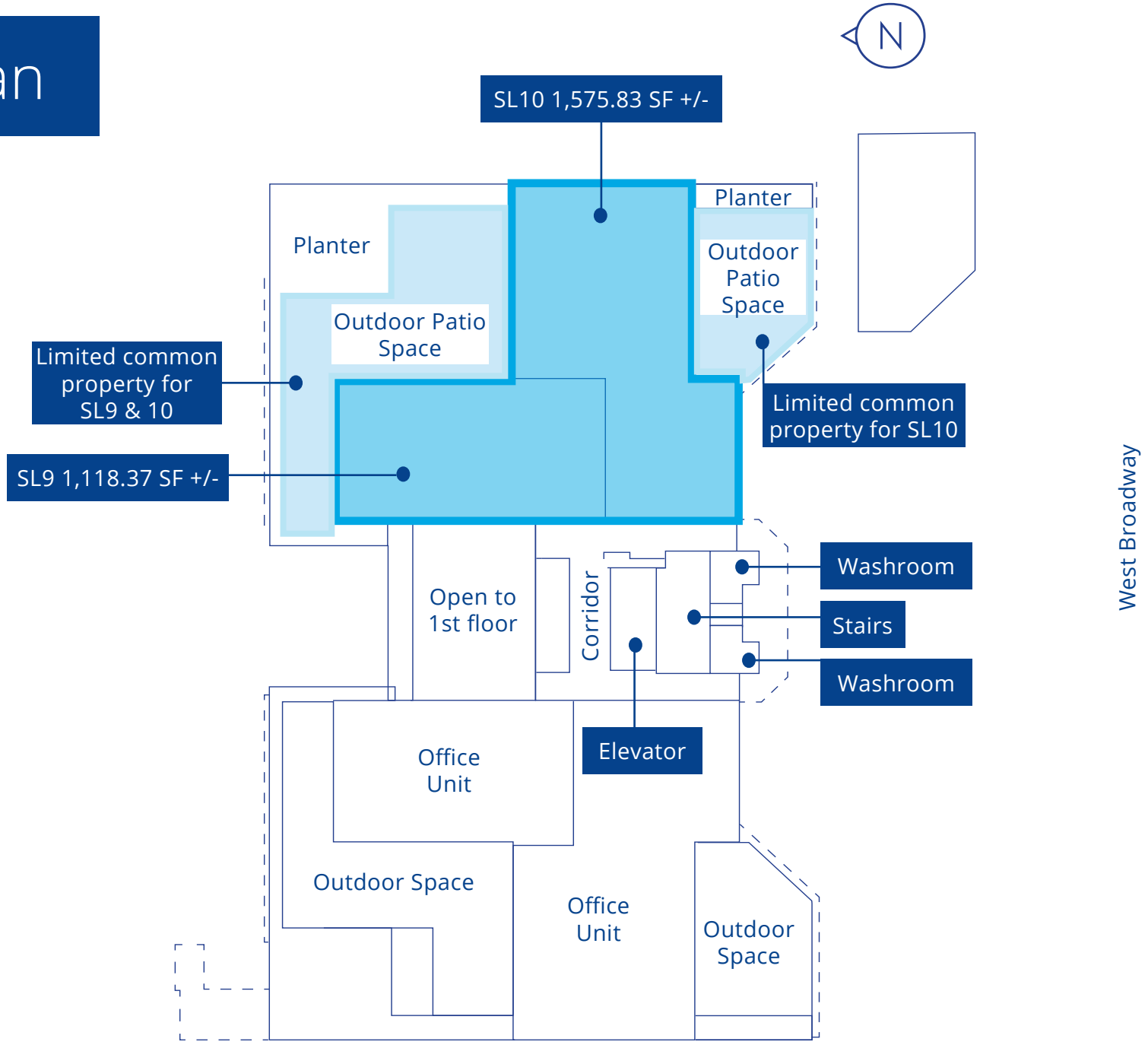
Broadway Medical Building

Munciple Address	943 West Broadway, Vancouver, BC
Total Building Size	42,412 SF +/-
Floors	9
Class	B
Property Type	Strata office/ retail
Building Class	B
Year Built	1983
Total Parking	163 stalls available at hourly and daily rates
Zoning	C3A Commercial

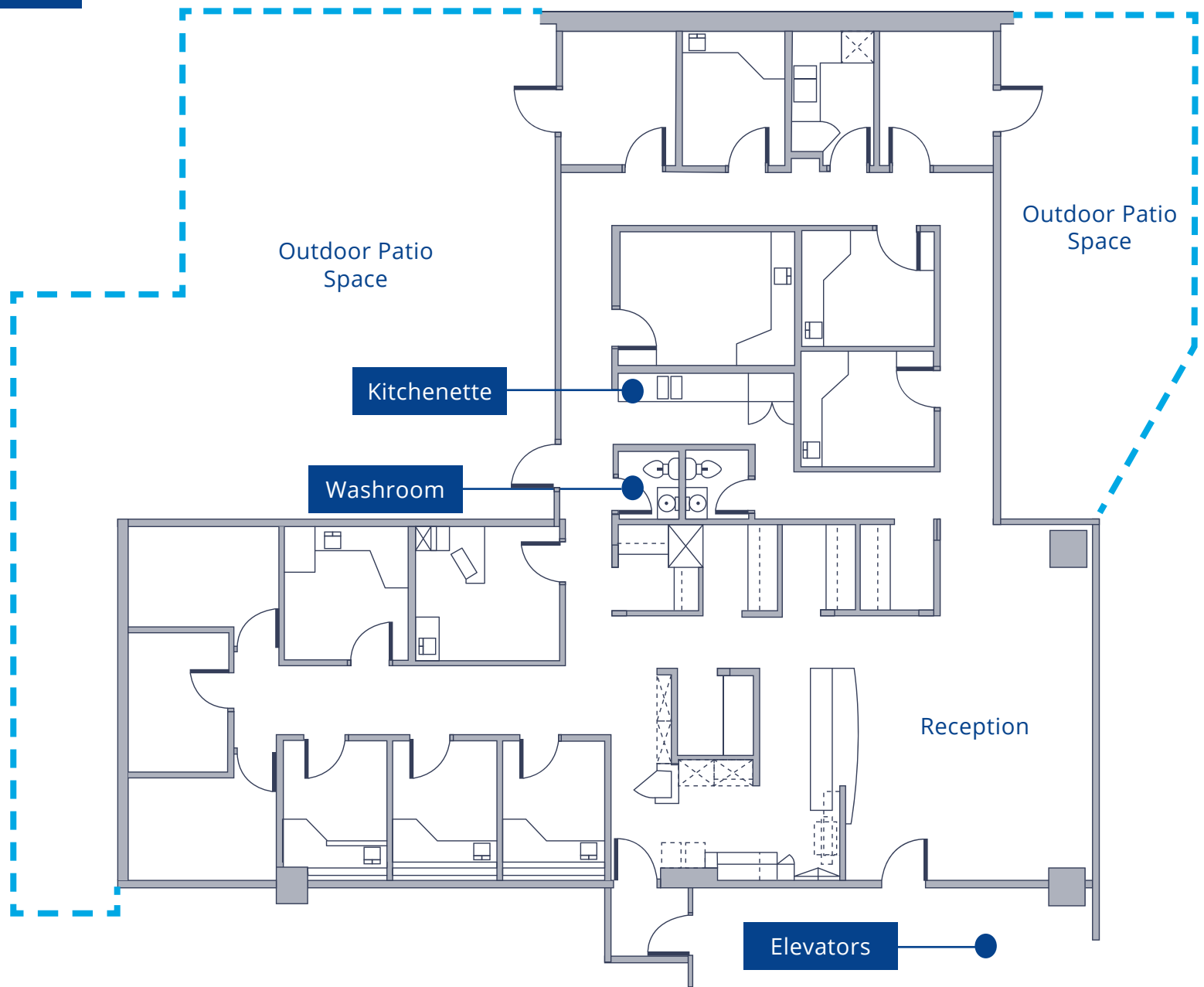
Interior Images



Floor Plan

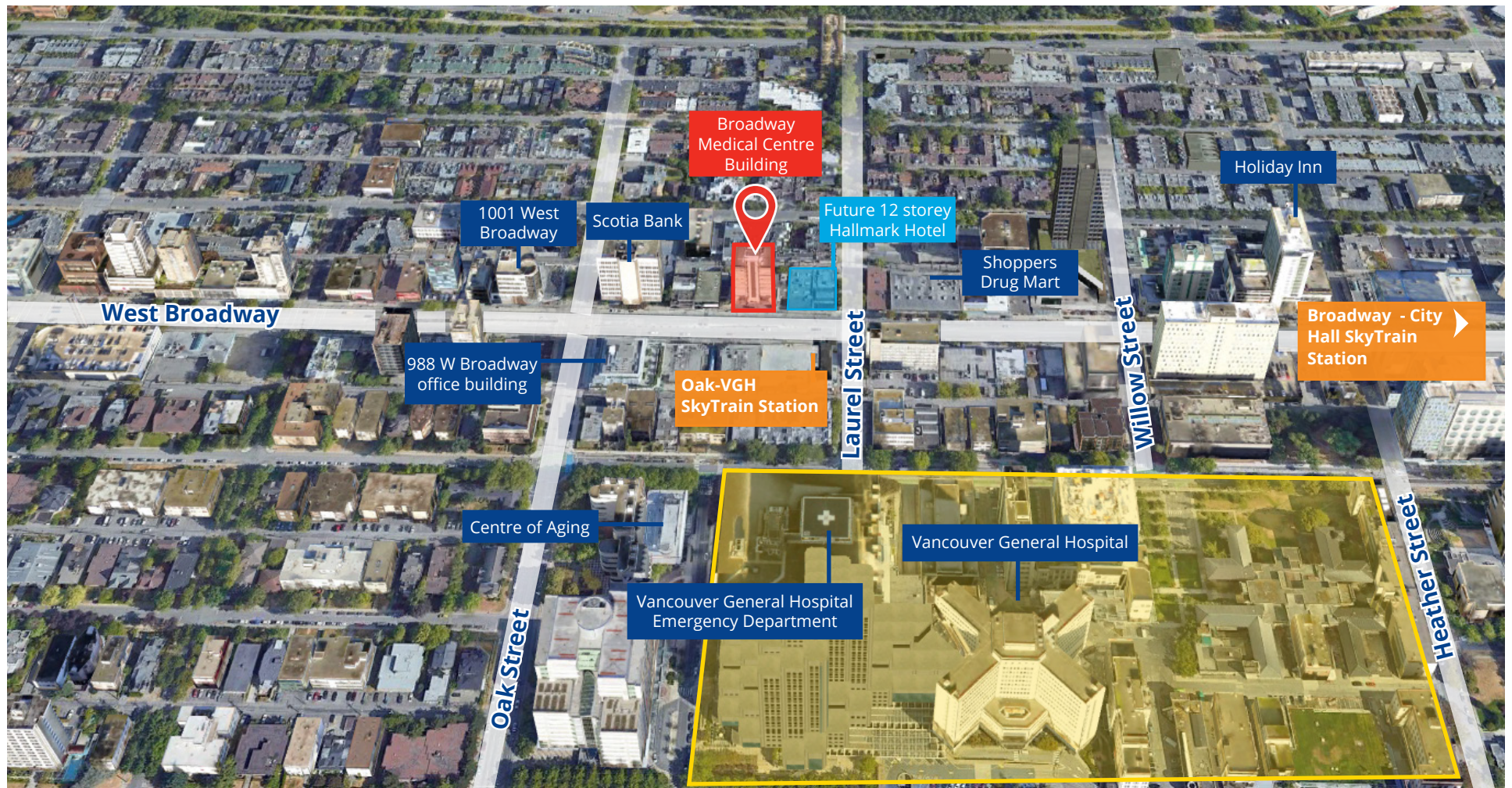


As Built



Location

The strata units are ideally located on West Broadway, with close proximity to Mount Pleasant, Downtown Vancouver and the Vancouver General Hospital. The property location has excellent public transport options, being located across the street from the new Oak-VGH Skytrain Station and a short walk to the Broadway- City Hall SkyTrain. In addition, it is conveniently located near shopping, restaurants, offices and residential buildings.



Demographics

943 West Broadway Neighbourhood (2022 - 5km Radius)



Population

452,935



Households

223,925



**Avg.
Household Income**

\$128,411



**Bike
Score**

80



**Walk
Score**

99



**Transit
Score**

82

**The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.*





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