



CYBIN WELLNESS

- PLANT BASED MIND & BODY BOTANICALS
- MICRO DOSING OF PSYLOCYBIN MUSHROOMS
- PSYLOCYBIN HELPS FIGHT ADDICTION & VARIOUS MENTAL HEALTH PROBLEMS
- BRAIN AND BODY REJUVENATION
- HERBS & TEA
- AN IMMEDIATE IMMUNE BOOSTER
- CANCER FIGHTERS
- FIGHTS STRESS & ANXIETY
- DEPRESSION REMEDIES

THE EXPERIENCE STORE

JYBIN

TAL VARE

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

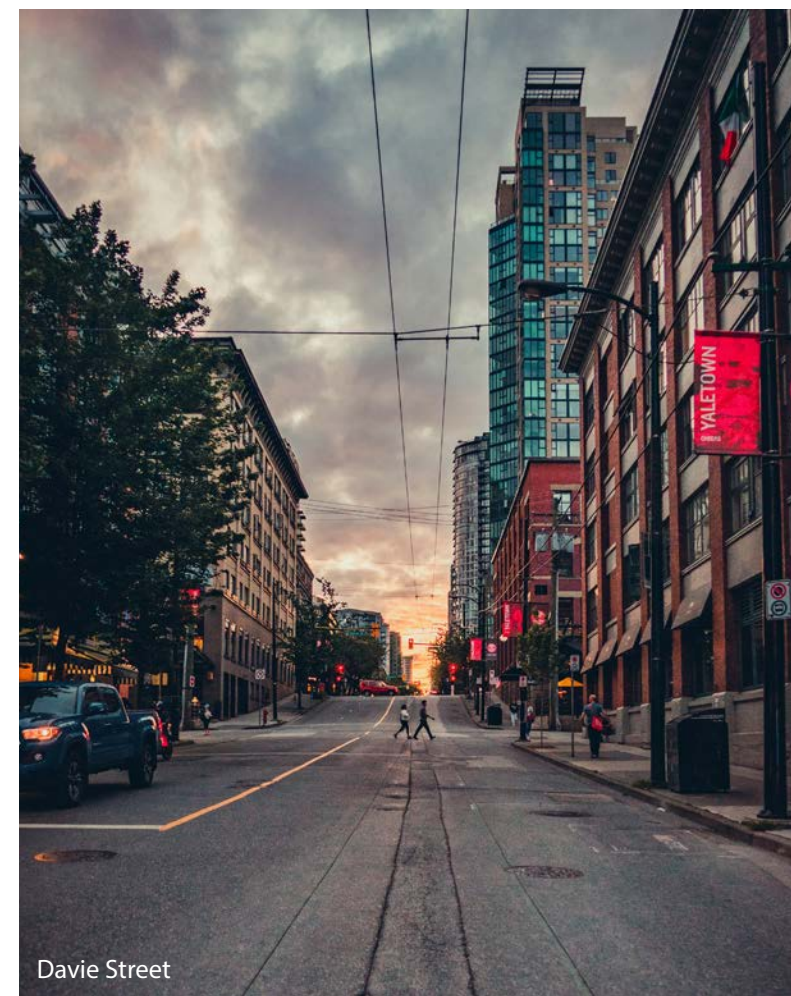
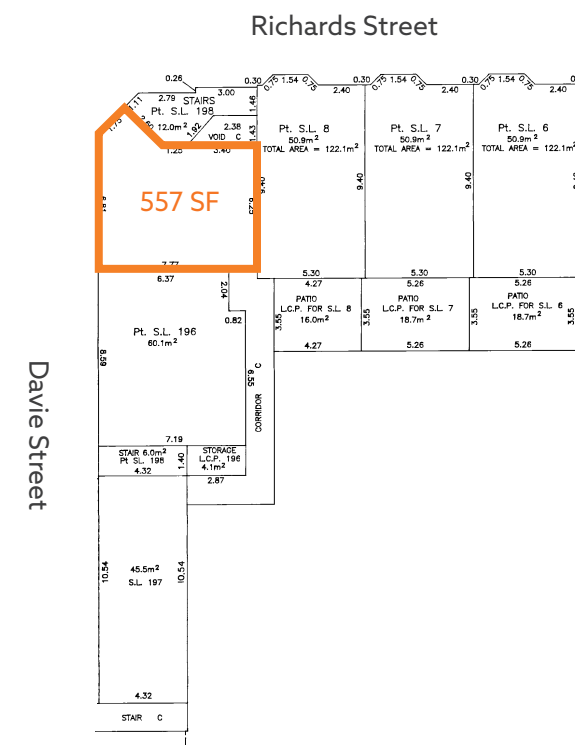
Municipal Address:	499 Davie Street, Vancouver
PID:	023-249-111
Legal Description:	STRATA LOT 195 DISTRICT LOT 541 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2174 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Area:	557 SF
Year Built:	1995
BC Assessment (2025):	Land: \$1,079,000 Improvement: \$104,000 Total: \$1,183,000
Property Taxes (2025):	\$13,501.20
Parking:	One stall
Zoning:	DD
Asking Price:	\$1,380,000



Location Overview

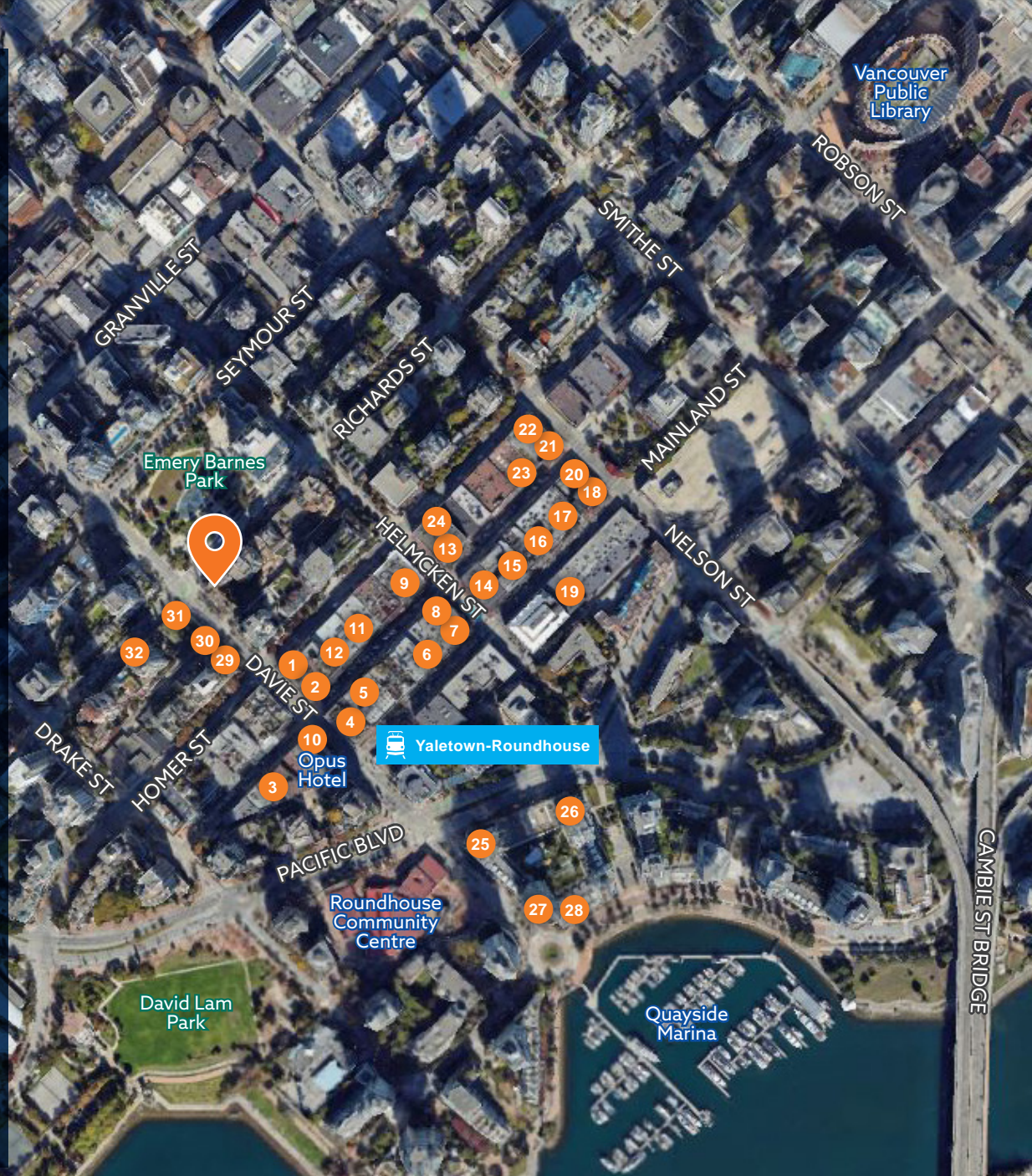
Located on the southern edge of the downtown Vancouver peninsula, Yaletown is one of the city's most sought after neighbourhoods. The neighbourhood has come a long way from its roots as an industrial warehouse district and has transformed into a densely populated trendy neighbourhood home to an abundance 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

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