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CBRE

FOR SALE | EMPRESS GALLERIA

Central Yaletown Heritage Strata Office

UNITS 216 & 229/230

1118 HOMER STREET, VANCOUVER, BC



Property Details

	UNIT 216	UNIT 229/230
AREA	409 SF	637 SF
STRATA FEES	\$310.60	\$483.06
SALE PRICE	\$529,000	\$799,000

Highlights

- Well managed strata building with a great mix of office and retail tenants. Perfect space for various office uses.
- Improved heritage brick & beam interior
- Building features full HVAC, opening windows, elevator access, and high exposed ceilings
- Shared amenities including reception, kitchen, and boardroom
- 2-minute walk to Yaletown-Roundhouse Canada Line Station providing rapid access to all parts of the Lower Mainland
- Currently Tenant on flexible lease until 2026, maybe terminated early (contact agent)
- Possible for Owner/User occupancy or Investor



Common Reception



Common Reception



Common Boardroom



Common Kitchen



Entrance

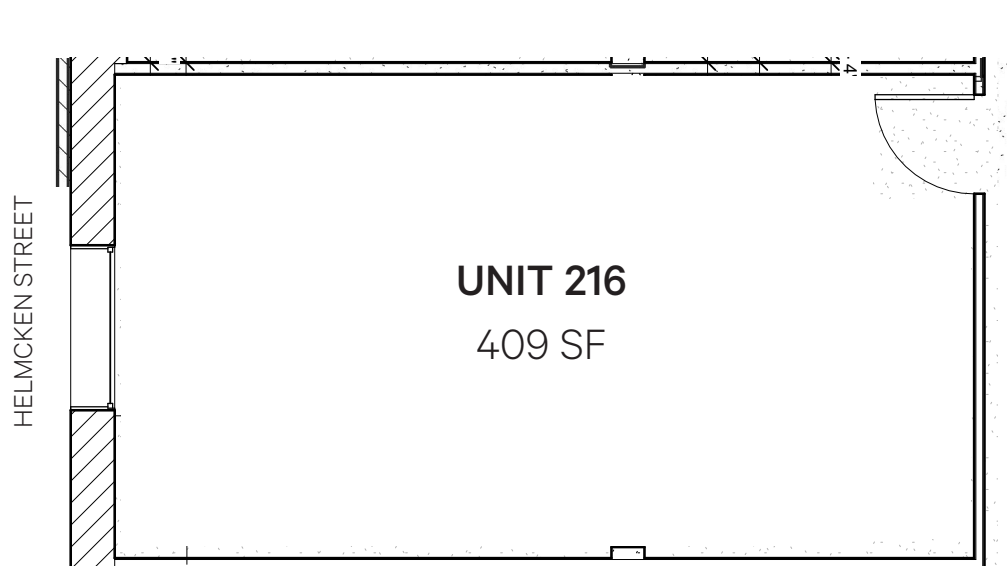


Hamilton Street Façade

Floorplans

UNIT 216

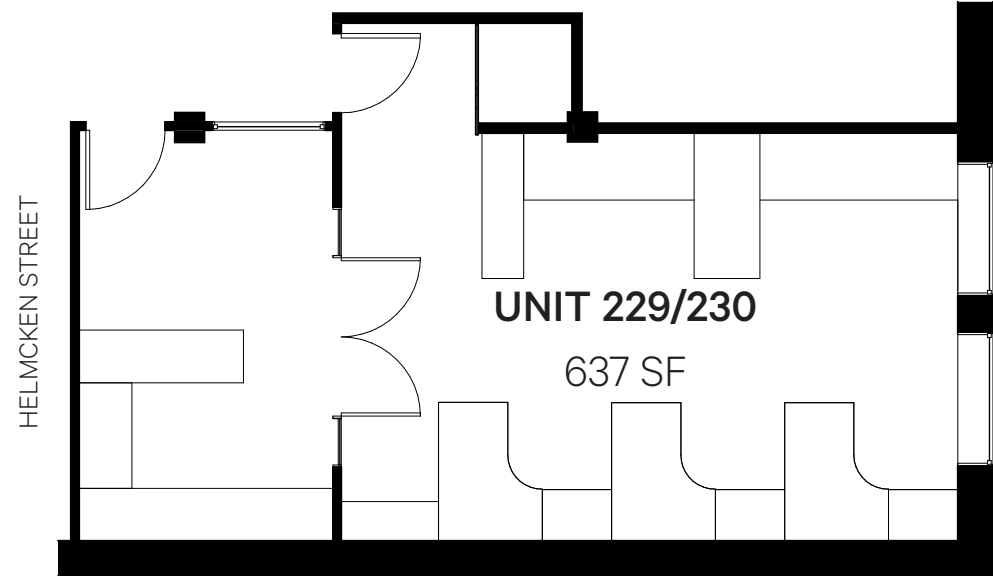
HAMILTON STREET



*Floor plan not to scale.

UNIT 229/230

HAMILTON STREET



*Floor plan not to scale.



Unit 216



Unit 229/230

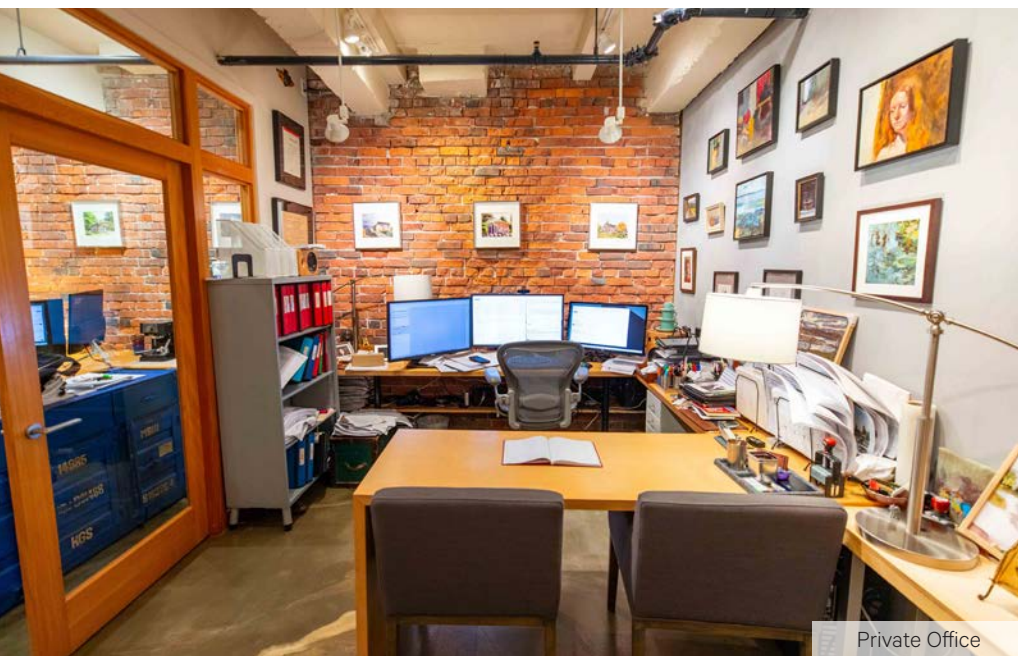
Gallery - Unit 229/230



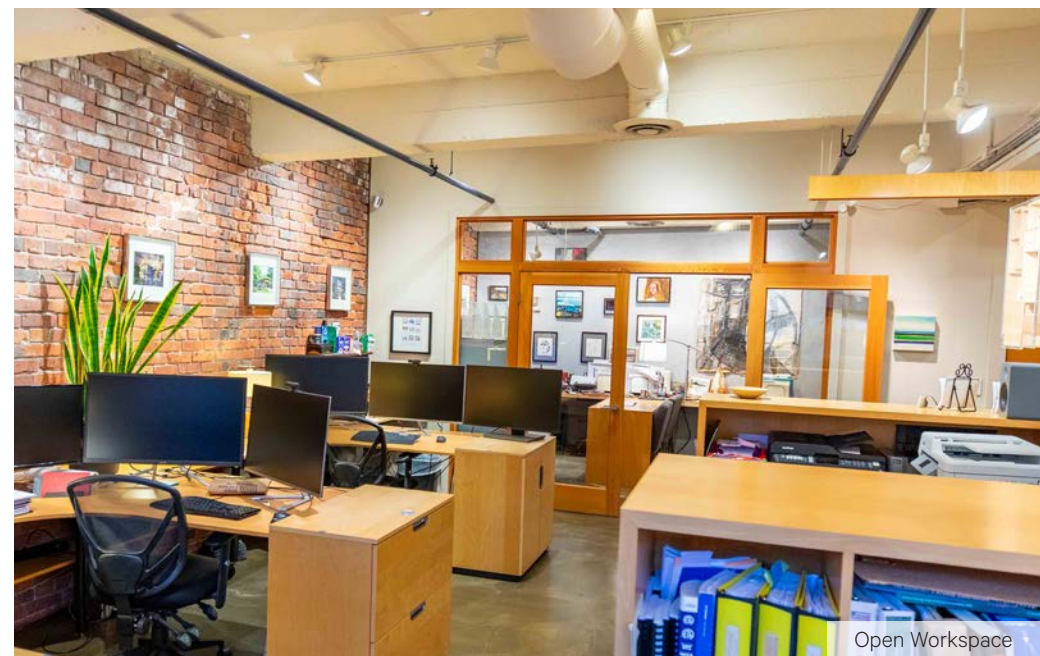
Reception Area



Open Workspace



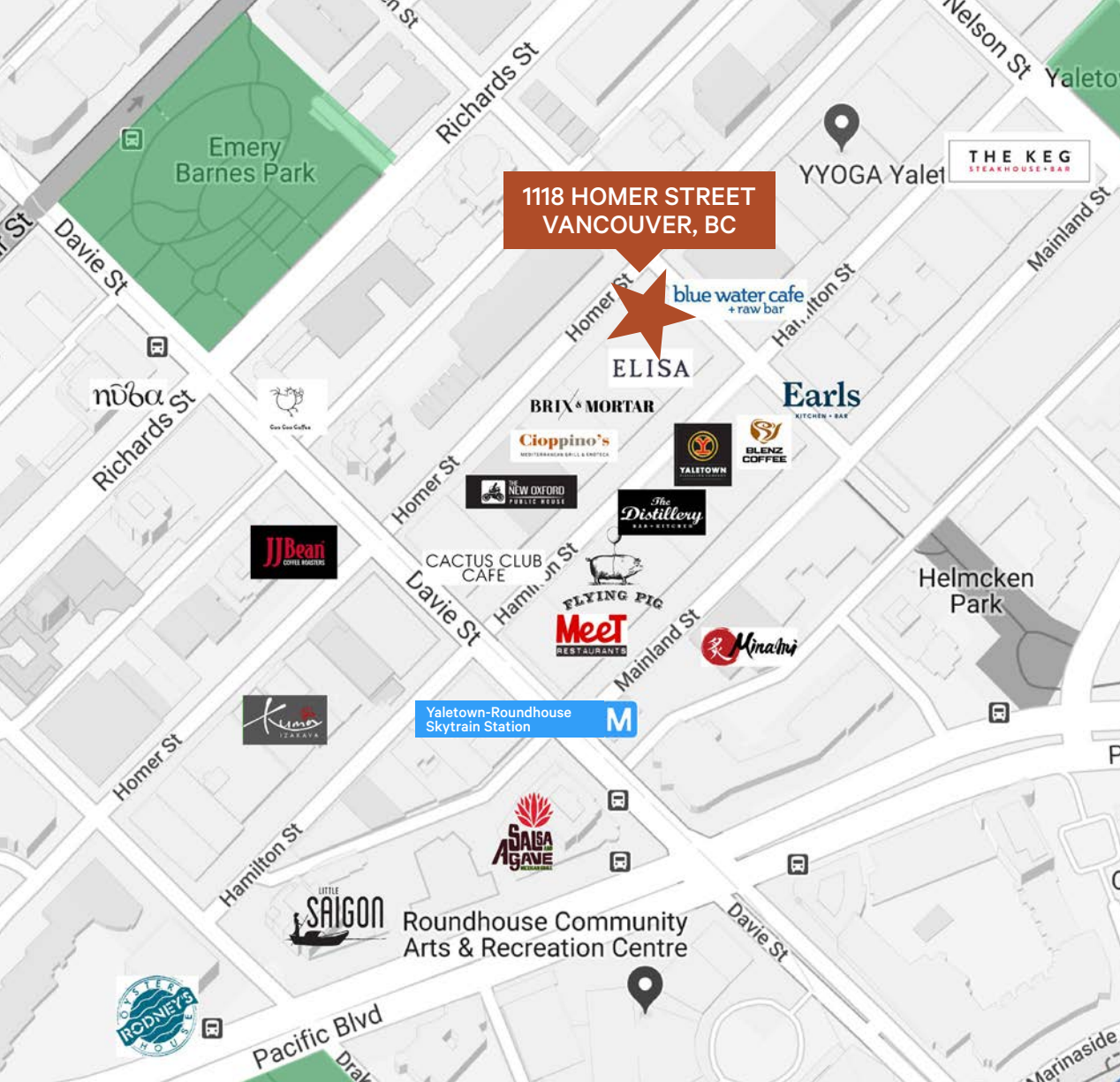
Private Office



Open Workspace

Gallery- Building Exterior & Views





The Location

1118 Homer Street is located in Vancouver's historic, trendy Yaletown neighbourhood. The building is a 3-minute walk away to Yaletown-Roundhouse Canada Line SkyTrain Station, providing seamless connection to all parts of the Lower Mainland.

This chic area is adorned with countless boutique restaurants, shops, and amenities — some of the most sought after in the city. In addition to the cobblestone streets and historic buildings, which speaks to the neighbourhood's rich history, the area is surrounded by numerous parks and greenspaces, including the new Richards Street bike lane and world-famous Vancouver Seawall.

NEARBY AMENITIES (1 KM RADIUS)



205+
Restaurants



44+
Bars & Pubs



102+
Cafes



459+
Retail & Services

WALKSCORE



100
Rider's Paradise



99
Walker's Paradise



85
Biker's Paradise

CONTACT

ALAIN RIVÈRE

Personal Real Estate Corporation
Senior Vice President
CBRE Limited, The HTFG
alain.riviere@cbre.com | 604-662-5110



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