

**AVISON
YOUNG**

For Sale

**585 Helmcken Street
Vancouver, BC**



Street-front retail strata unit for sale in Downtown Vancouver with excellent exposure

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**Ian Whitchelo Personal Real Estate Corporation*

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Opportunity

Unique opportunity to purchase a street-front strata unit in Downtown Vancouver, currently owner occupied, 585 Helmcken can be provided with vacant possession to the new owner. This premium retail unit offers 763 sf of open plan space with a private washroom.




Location

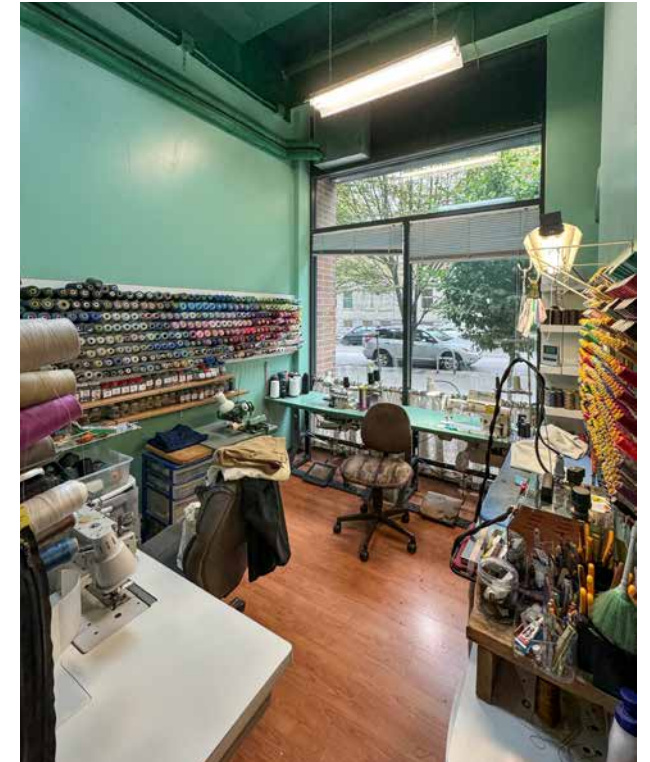
585 Helmcken Street boasts a prime location in the bustling area of downtown Vancouver, offering easy access to the vibrant Yaletown and West End Neighborhoods. Its close proximity to popular neighborhoods and a diverse population will ensure a steady stream of potential customers. Additionally, easy access to public transit makes it convenient for both employees and clients, enhancing overall business operations.

Property highlights

-  Street-front retail space
-  Great signage opportunity
-  Floor to ceiling south facing windows

Area highlights

-  Public transit nearby
-  Abundant street parking in the immediate area
-  Emery Barnes Park nearby



Property details

ASKING PRICE

\$1,169,000

UNIT SIZE

763 sf

PROPERTY TAXES (2025)

\$13,113.50

STRATA FEES (MONTHLY)

\$695.09

AVAILABILITY

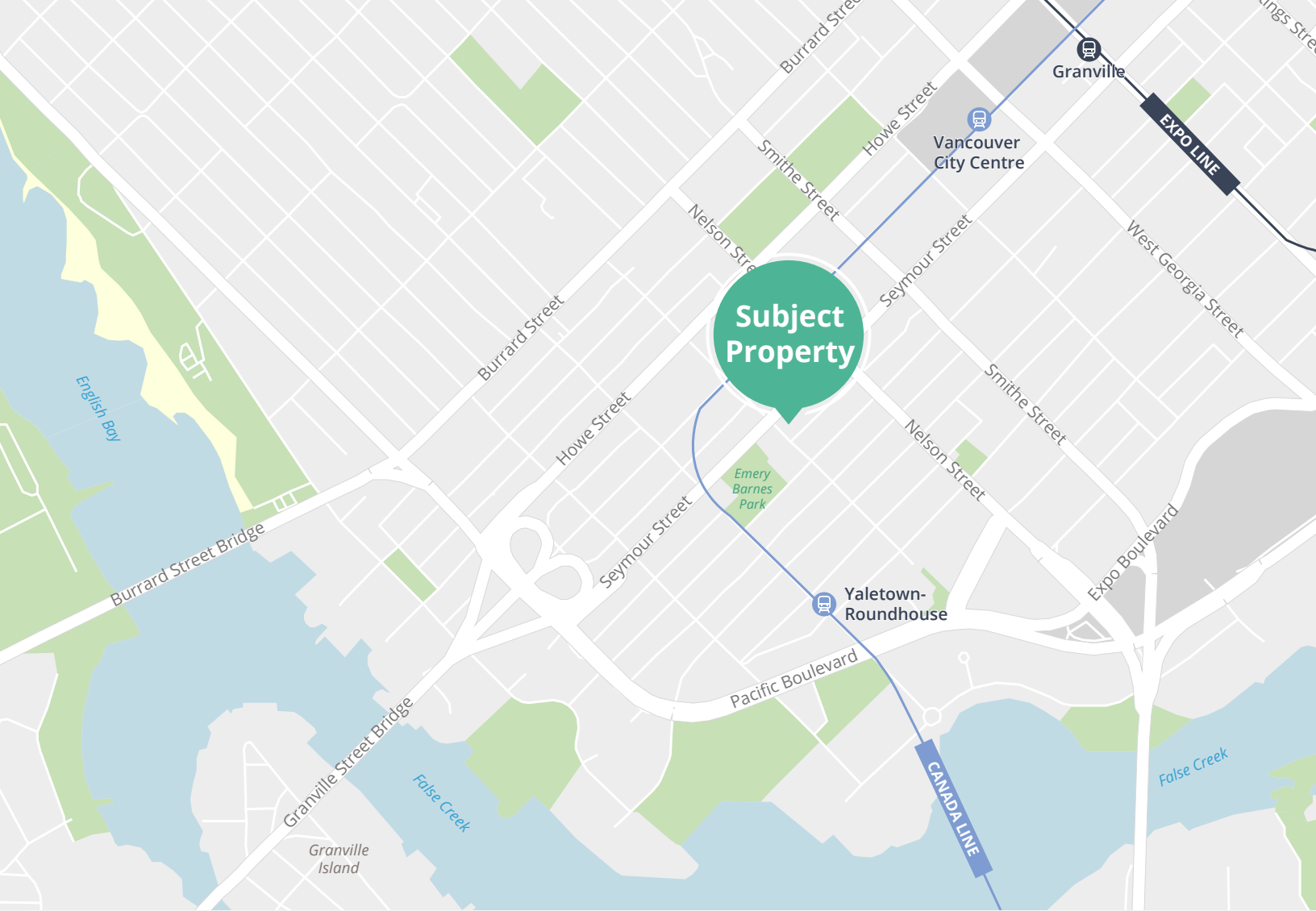
Vacant possession with notice

ZONING

DD - Downtown District permitting commercial and light industrial uses.

*a complete copy of the zoning bylaw can be provided upon request





Subject Property



10 MINUTE DRIVE
to Lions Gate Bridge



25 MINUTE DRIVE
to Vancouver Airport



6 MINUTE WALK
to Yaletown Canada
Line Station

100 WALKER'S PARADISE

100 RIDER'S PARADISE

87 BIKER'S PARADISE

Contact for more information

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