



1030 Howe Street | Vancouver, BC

OFFICE STRATA FOR SALE OR LEASE

Opportunity to purchase or lease a beautifully improved ground floor office space with excellent exposure on Howe Street. It is in close proximity to the Law Courts, which are kitty corner to this building. Currently operating as a successful law office which is going into retirement.



1030 Howe Street

Vancouver, BC

Opportunity / Location - Owner Retiring

This ground floor strata office space is centrally located downtown on the East side of Howe Street near the corner of Nelson Street. It is directly across from Nelson Square and kitty corner to the Vancouver Law Courts. It is two blocks east of the Sheraton Wall Centre and one block west of the Granville Entertainment District. This 12 storey, mixed use residential/commercial building was originally constructed in 1982 as an office building, which was converted to residential in 2006. Currently a successful law office with 3 professional offices and 3 staff.

Improvements / Features

- ▶ 3 offices and meeting room
- ▶ Reception, 2 work stations, work counter, filing area and server room
- ▶ Counter with fridge, sink & dishwasher
- ▶ Exclusive use of women's & men's washroom and file storage
- ▶ Street exposure/Signage on Howe Street
- ▶ Air-conditioning
- ▶ Sprinklers
- ▶ 1 secure underground parking stall (2nd stall currently rented)
- ▶ Vacant possession
- ▶ Furniture is included

Conor Finucane*, Commercial Sales & Leasing
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*Personal Real Estate Corporation

Property Details

Legal Description

Strata Lot 6, Plan LMS2586, District Lot 541, Group 1, New Westminster Land District, Undiv 109/7846 Share in Com Prop Therein Together with an Interest in the Common Property In Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 or V, As Appropriate
PID: 023-598-310

Year Built

1982

Strata Size

1,168 SF (from Strata Plan)

Zoning

DD (Downtown District) – M

Net Lease Rate

\$55.00/SF per annum

Taxes (2023)

\$11,839.30

Strata Fees

\$749.98/month

Price

\$1,599,000



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Floor Plan

