



## NEW LISTING **\$888,000**

MLS# C8075698

SIZE: 916 SF

ZONING: C-2/C-2C1

OFFICE · MEDICAL · DENTAL ·  
ANCILLARY HOSPITAL SUPPORT ·  
EDUCATION · IT · TECH

**103 & 104, 470 Kingsway  
Vancouver, BC V5T 3J9**

Must-see, newly updated 916 S F ground-floor office space at Harvard Place, ideally located next to Mount Saint Joseph Hospital in the heart of Mount Pleasant.

This bright corner unit features abundant natural light, front and rear entrances, and a functional layout comprising seven private offices, a kitchenette, and two dedicated parking stalls. Additional customer parking is available at the rear, paid parking at the hospital, and 2-hour free street parking along Kingsway.

Situated in a four-storey mixed-use building and zoned C-2/C-2C1, the space offers excellent flexibility and is well-suited for medical, dental, laboratory, or ancillary hospital support uses, among other professional office applications.



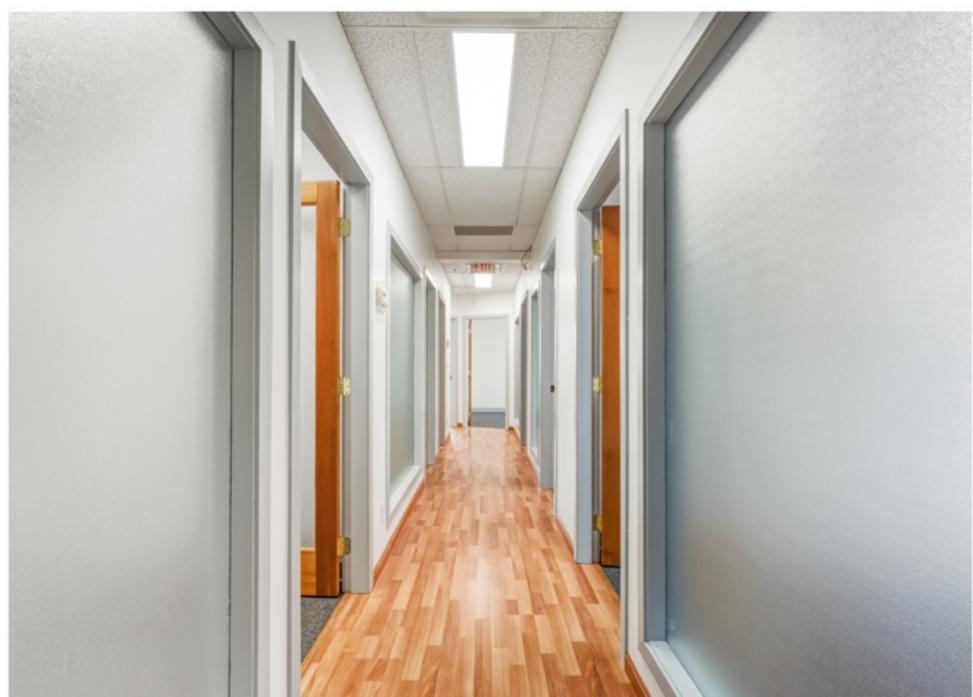
## JOHN ULBA

PERSONAL REAL ESTATE CORPORATION

604.788.8138

john@johnulba.com

RENANZA Realty Inc.



AVAILABILITY: IMMEDIATE

2 ASSIGNED PARKING STALLS

2 HOUR FREE PARKING ON KINGSWAY

MOUNT SAINT JOSEPH PAY PARKING



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 **RENANZA**  
REALTY INC.

John Ulba

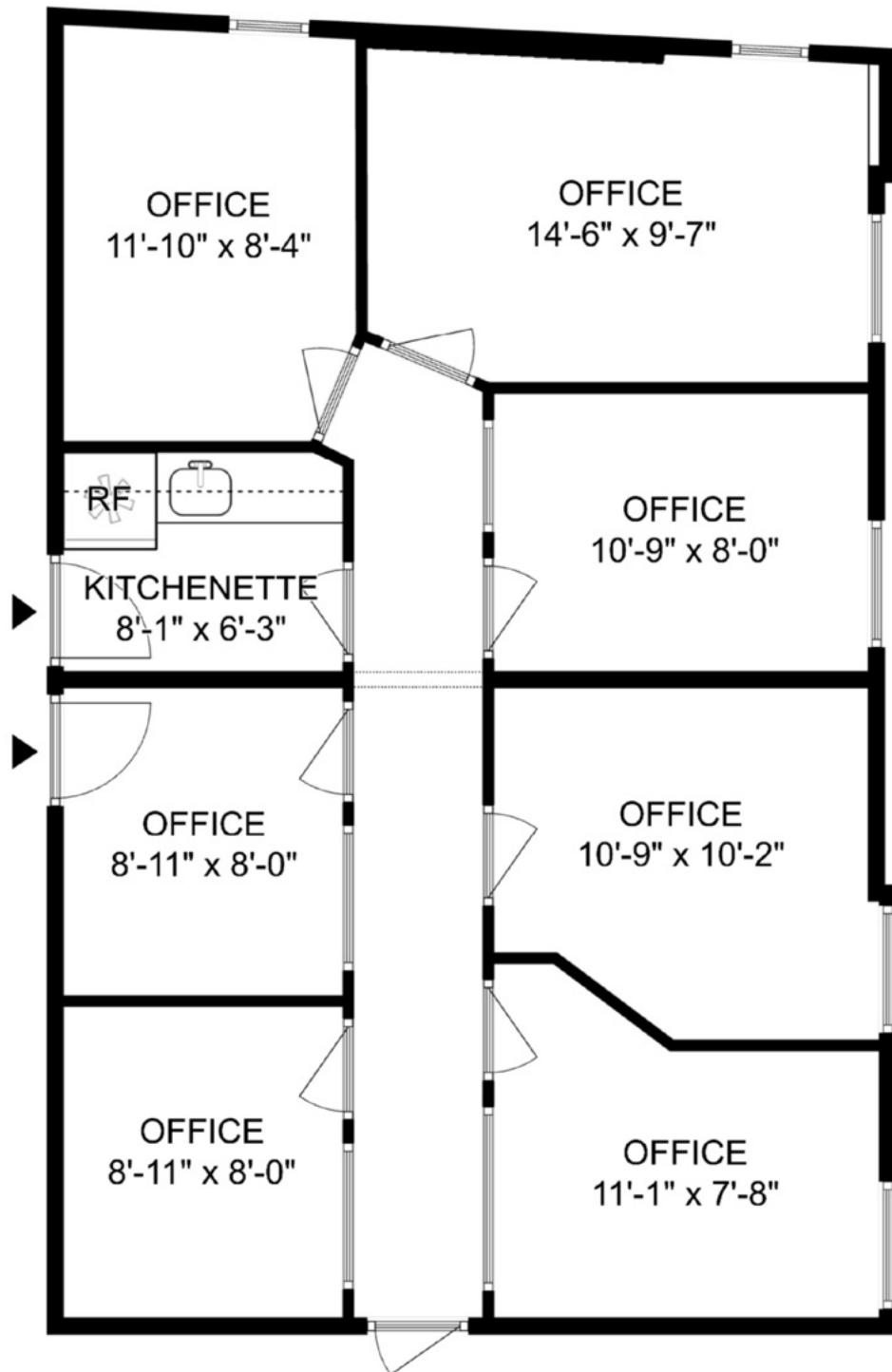


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103/104 - 470 Kingsway  
Vancouver

LIVING SPACE  
Floor Area  
Ceiling Height

(sq.ft.)  
919  
8'-3"



The floor plan is not suitable for architectural/construction and is covered under E&O. All right reserved for Virtualized Studio. User shall not publish and distribute such material and/or incorporate it in other works in any form.



SCALE  
0 1 2 3 4

VS VIRTUALIZED  
STUDIO