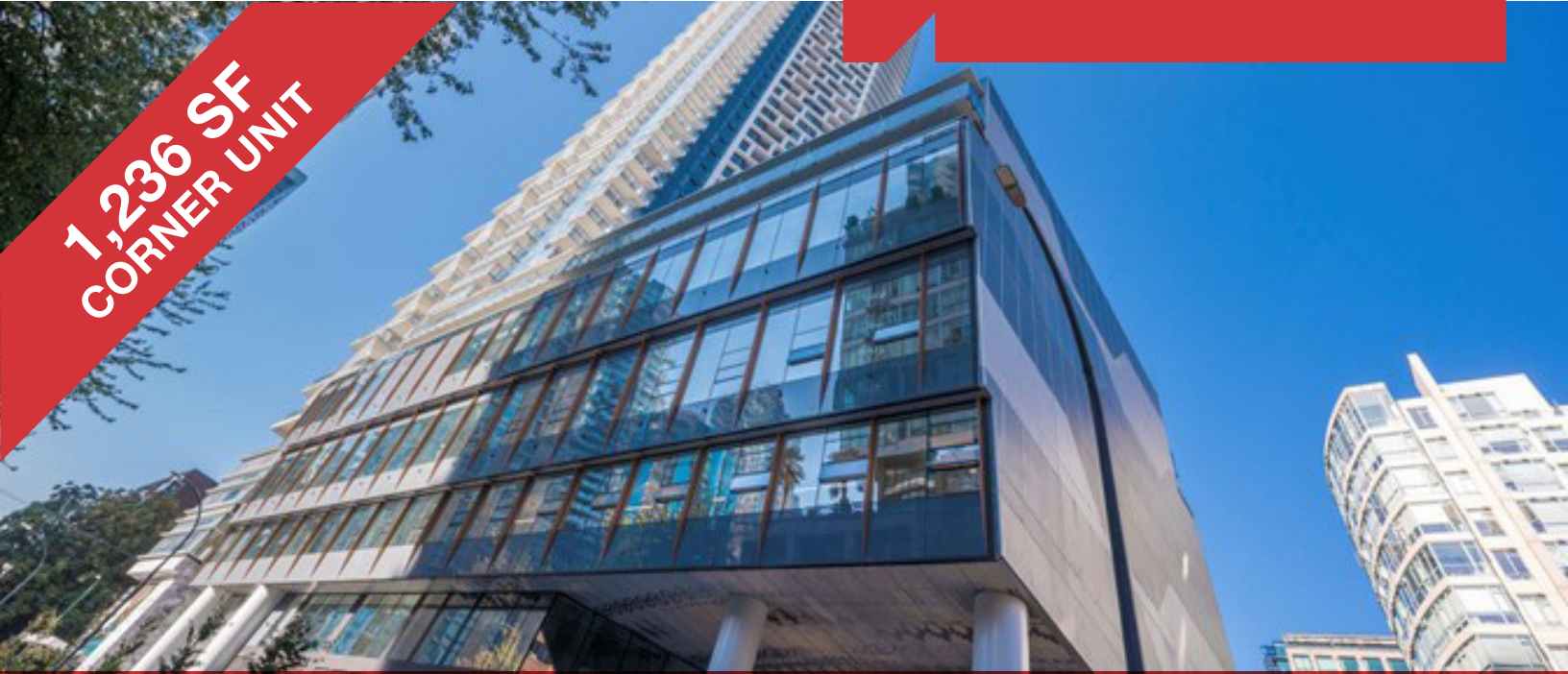


1,236 SF
CORNER UNIT



#650 - 1281 Hornby Street Vancouver, BC

An exceptional opportunity to own a top-floor corner office at Burrard Place in the heart of Downtown Vancouver. Unit 650 at 1281 Hornby Street offers approximately 1,236 SF of column-free office space with an open ceiling, two HVAC units and rough-in plumbing, providing an excellent blank canvas for an owner-user to create a customized workplace. The concrete building features outstanding amenities including Club One fitness facilities, a common boardroom and one reserved parking stall. Ideally positioned at the southeast corner of Hornby and Drake Streets, the property offers a prime downtown location within the vibrant Burrard Place community. Offered for sale at \$1,198,800 (\$970/SF), this is a rare opportunity to acquire a high-quality office condominium in one of Downtown Vancouver's most desirable neighbourhoods.

Property Highlights

- ▶ Column Free
- ▶ Prime Downtown location
- ▶ Concrete construction
- ▶ Open Ceiling
- ▶ One Reserved Parking Stall
- ▶ Top Floor Corner Unit
- ▶ Club One fitness and amenities
- ▶ Common Boardroom
- ▶ Rough in Plumbing
- ▶ Two HVAC units

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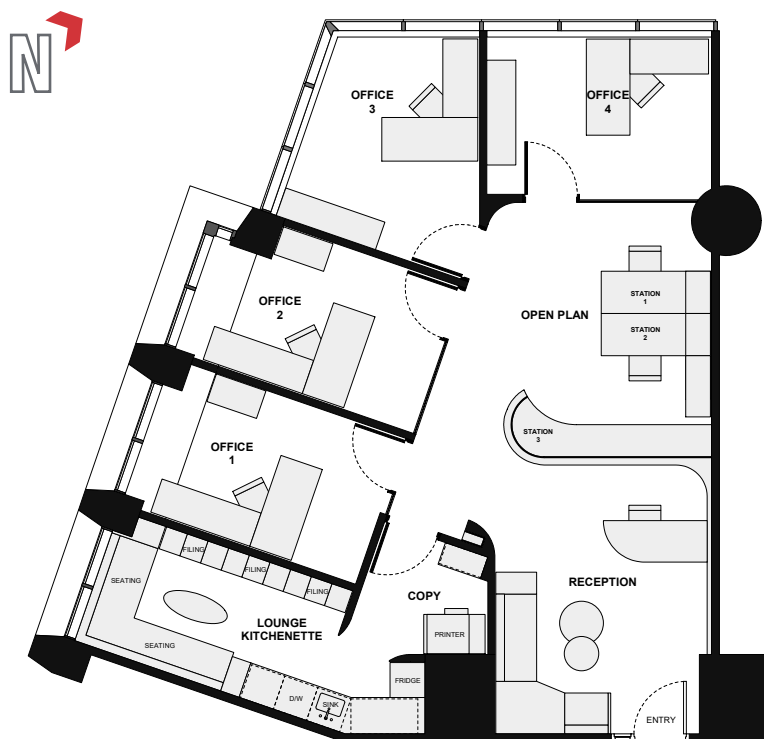


#650 - 1281 Hornby Street Vancouver, BC

Location

The Property is located at the south east corner of Drake Street and Hornby Street.

Sample Floor Plan (Currently Unimproved Shell Space)



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Property Details

Civic Address

Unit 650, 1281 Hornby Street
Vancouver, BC V6Z 0G8

Unit Size

Approx 1,236 SF

Legal Description

Strata Lot 42, Plan EPS8297, District Lot 541, Group 1, New Westminster Land District, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V
PID: 031-751-164

Zoning

CD-1 (588) Comprehensive Development

Strata Fees

Approx \$1,130/month

Year Built

2022

Parking

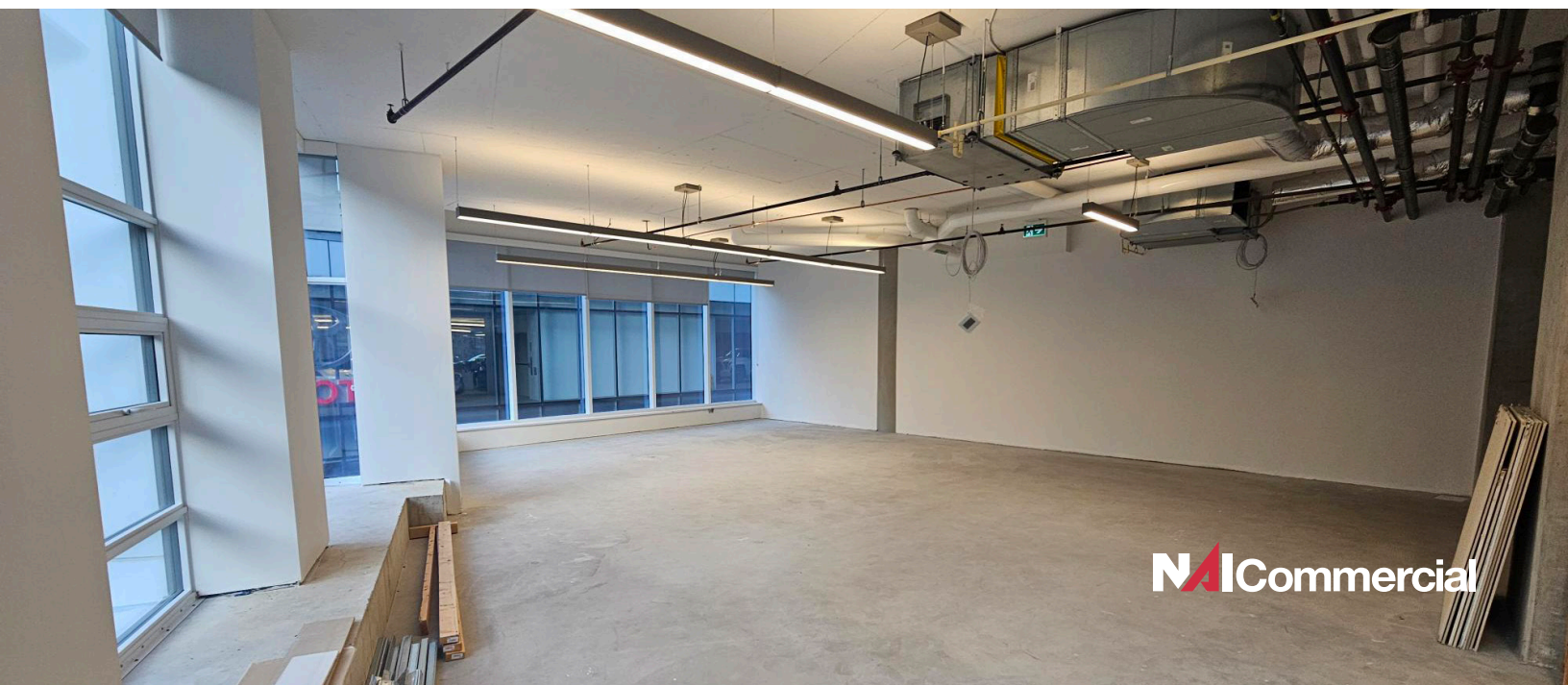
One Reserved Stall (Stall #19)

Property Taxes (2026)

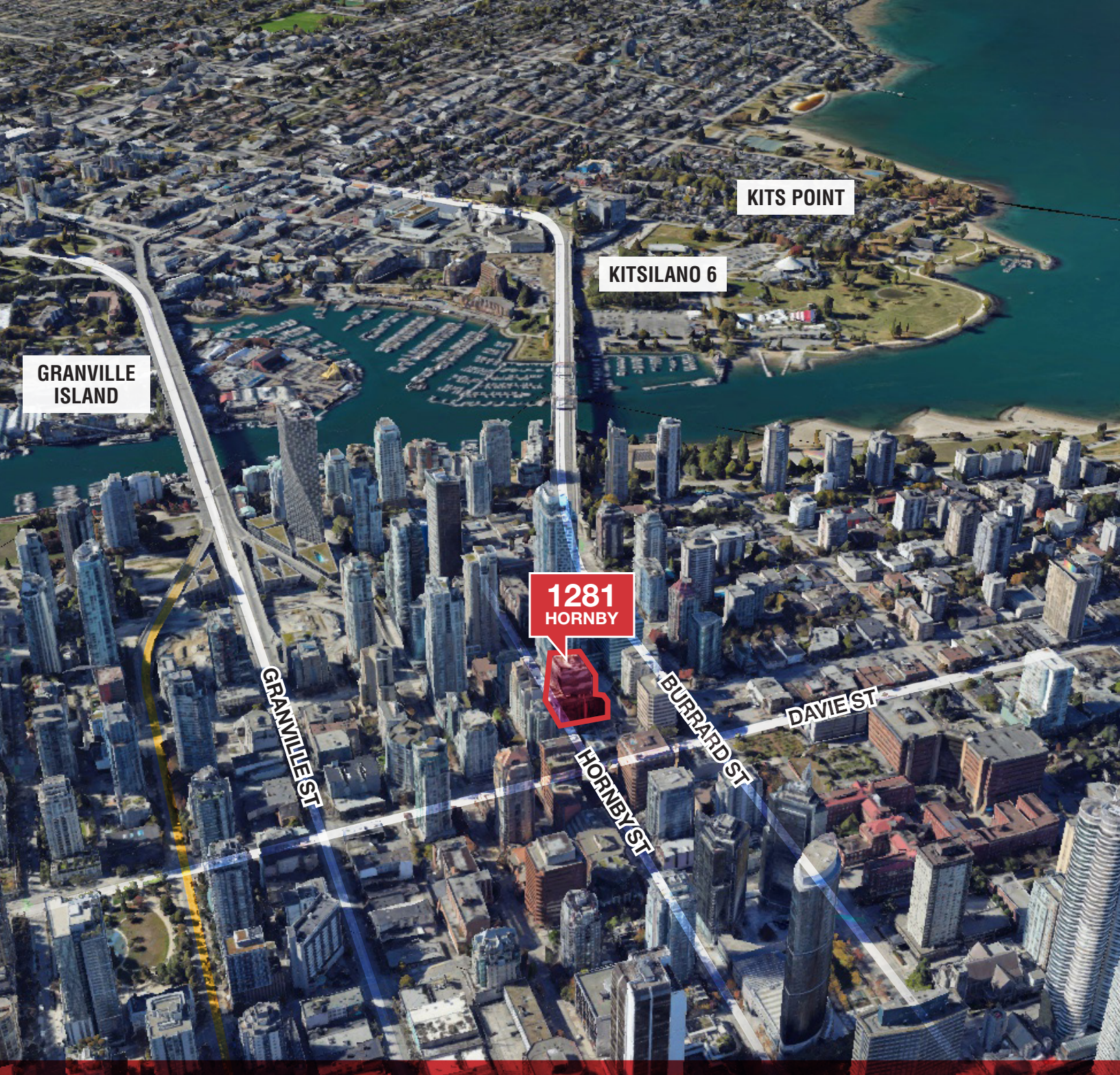
\$16,514

Asking Price

\$1,198,800 (\$970 PSF)







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