

**AVISON
YOUNG**

For Lease

**827 Hamilton Street
Vancouver, BC**



Opportunity to lease a 2-storey heritage style medical building in Yaletown

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Property details

PIDS
024-139-939

LEGAL DESCRIPTION
STRATA LOT 154, PLAN LMS3215, 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 1 OR V, AS APPROPRIATE

LOT SIZE
TBD

ZONING
CD-1

BUILDING SF
1, 550 sf

YEAR BUILT
1998

LEASE RATE
\$30.00 net psf








ADDITIONAL RENT
\$26.50 psf (2025 estimate)

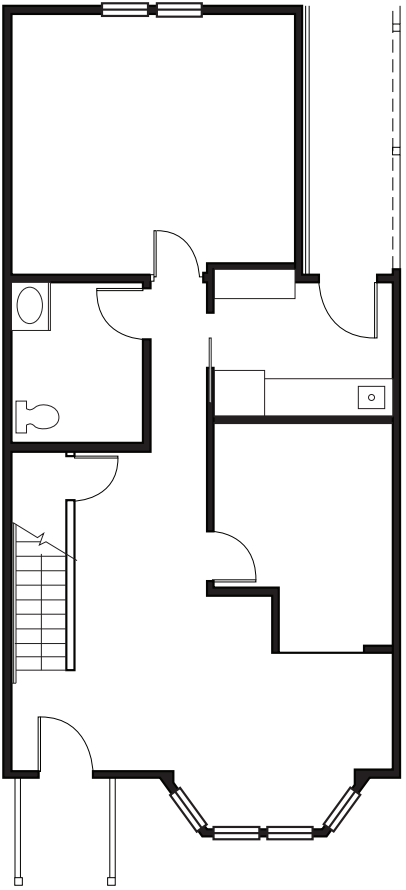
AVAILABLE
Immediately

Location

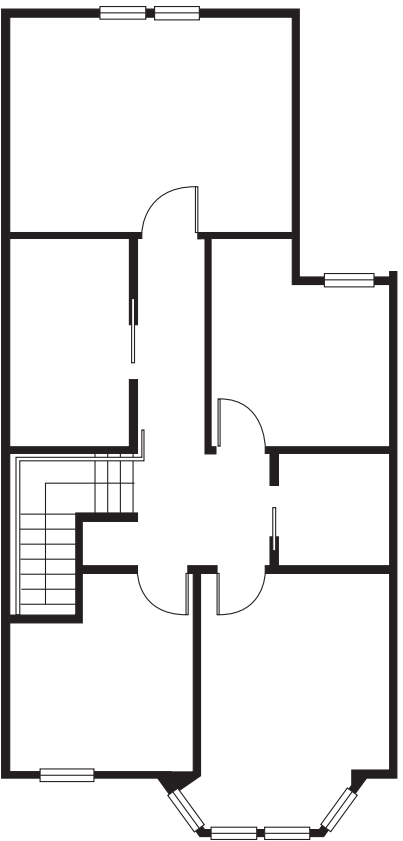
This standalone medical office building, built in 1998, is situated in the vibrant Yaletown neighborhood, just a stone's throw from the central business district. Its heritage character adds a unique charm, making it a standout property. The location is further enhanced by its close proximity to Robson Street, offering easy access to a variety of shopping and dining options. Additionally, the property is located a short 8-minute walk from the Expo and Canada Line stations providing easy access to public transportation. This combination of features makes it an attractive opportunity for medical professionals looking to establish their practice in a bustling, well-connected area.

Property highlights

-  Heritage style building
-  Reception
-  Multiple treatment rooms
-  Kitchen/laundry
-  2 parking stalls
-  Sprinklers/HVAC
-  Easy access to public transportation

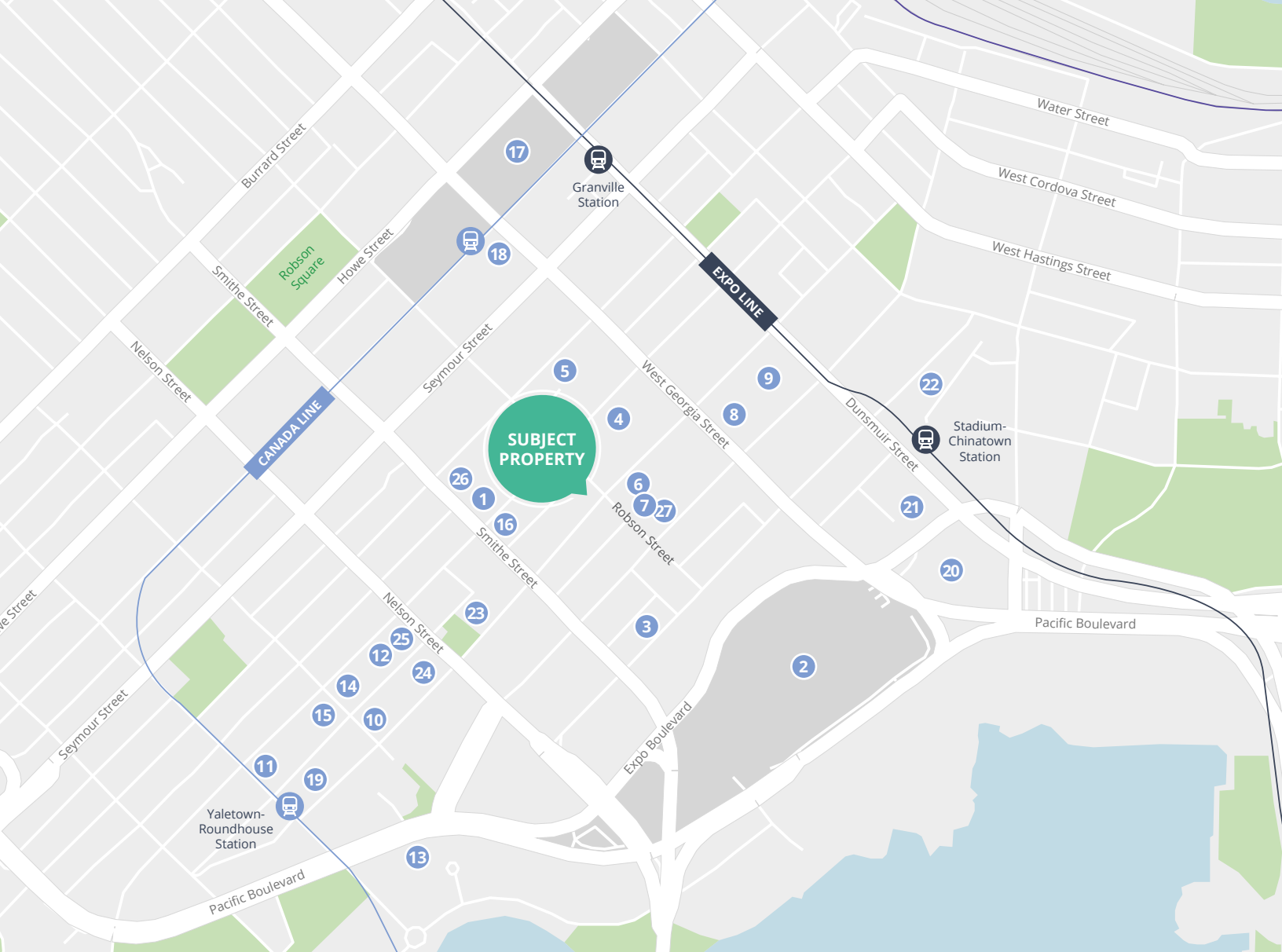


GROUND FLOOR



SECOND FLOOR





Nearby amenities

- | | | |
|-----------------------------|----------------------------|------------------------------|
| 1. Social Corner | 10. Earls Kitchen + Bar | 19. The Flying Pig |
| 2. BC Place | 11. Cactus Club Cafe | 20. Rogers Arena |
| 3. Rocanini Coffee Roasters | 12. The Parlour | 21. Costco Wholesale |
| 4. Vancouver Public Library | 13. BCLIQUOR | 22. Jam Cafe |
| 5. Cafe Medina | 14. Blue Water Cafe | 23. Ignite Pizzeria |
| 6. McDonald's | 15. Elisa | 24. The Keg Steakhouse + Bar |
| 7. Patron Tacos & Cantina | 16. Homer St. Cafe and Bar | 25. Shoppers Drug Mart |
| 8. Browns Socialhouse | 17. CF Pacific Centre | 26. Kafka's Coffee Roasting |
| 9. Queen Elizabeth Theatre | 18. London Drugs | 27. Waves Coffee House |

Contact for more information

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