

**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



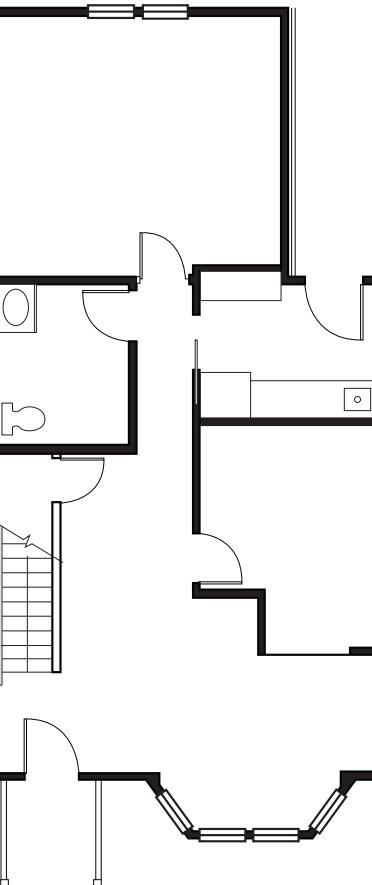
2 parking stalls



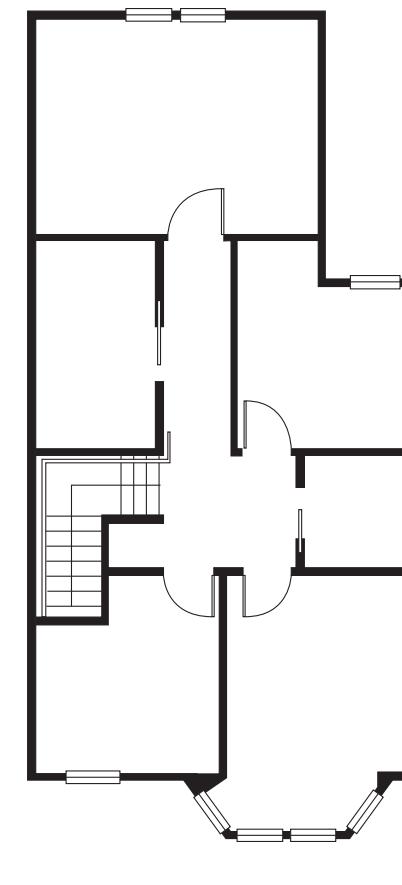
Sprinklers/HVAC



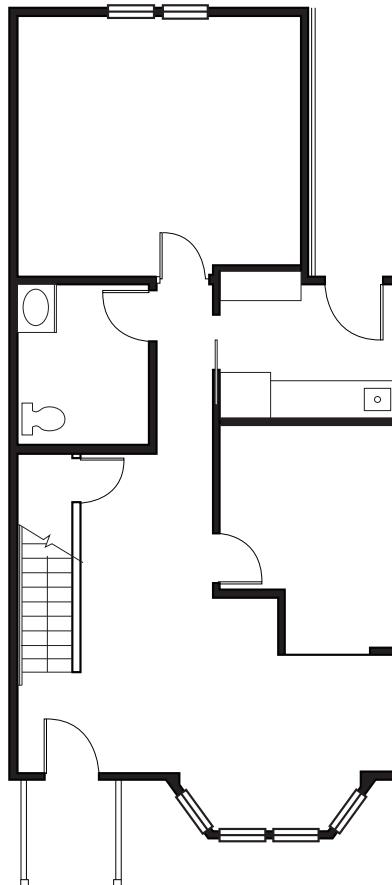
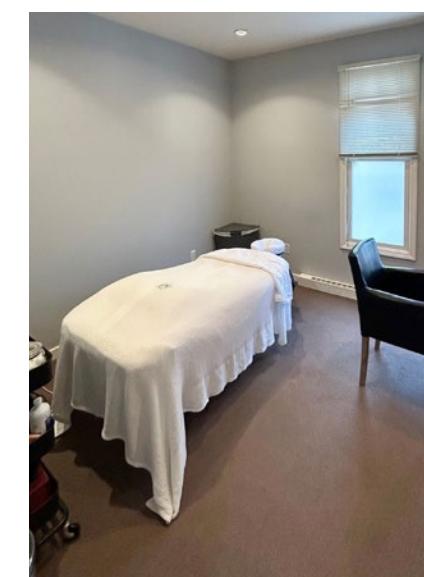
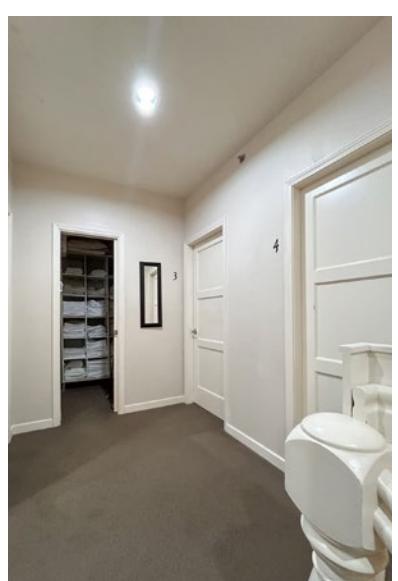
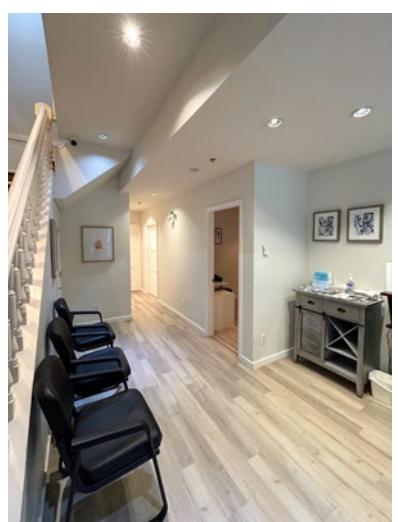
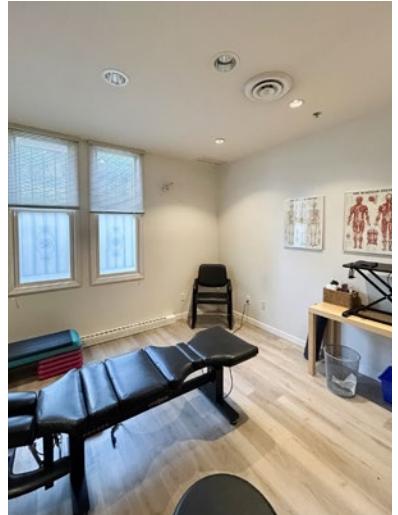
Easy access to public transportation



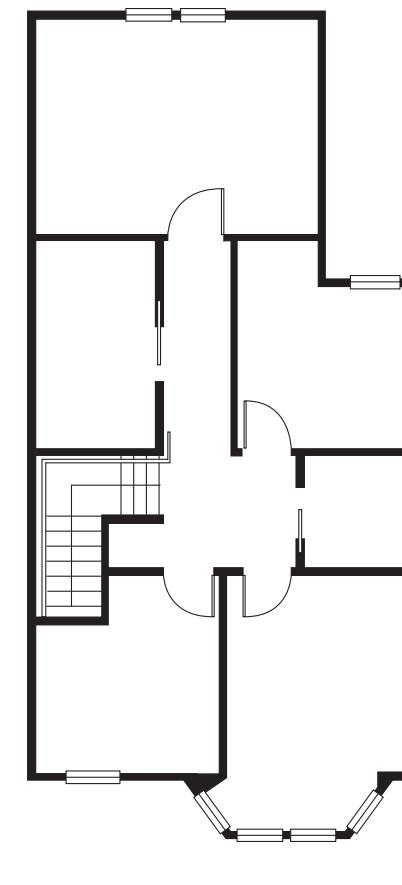
GROUND FLOOR



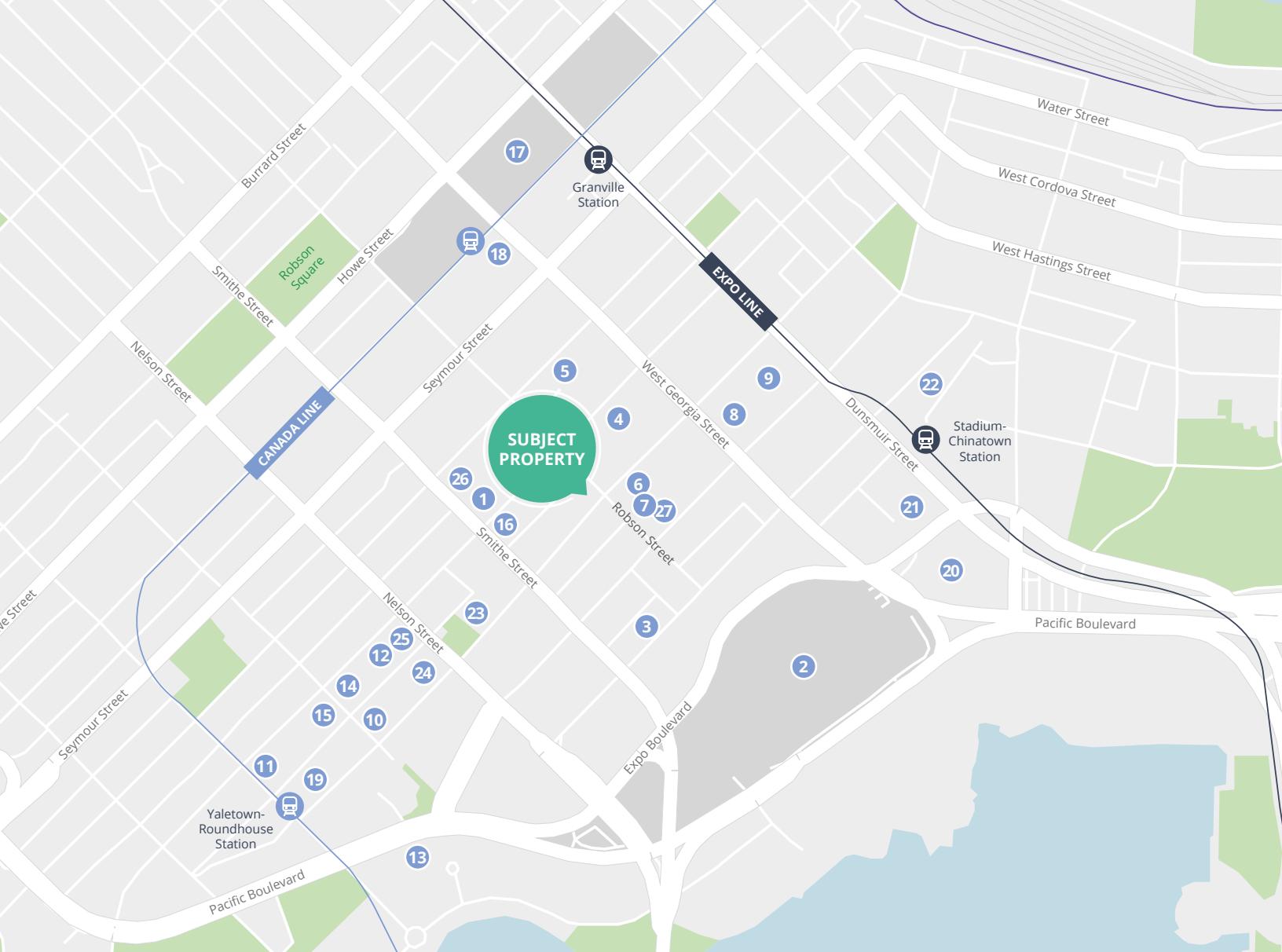
SECOND FLOOR



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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