

1243 HAMILTON STREET, VANCOUVER
OWNER-OCCUPIER OPPORTUNITY IN YALETOWN

**FOR
SALE**

MAJOR PRICE REDUCTION



WILLIAM | WRIGHT

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OVERVIEW

This beautifully built-out salon at 1243 Hamilton Street offers an exceptional opportunity for owner-occupiers and investors alike. Salon spaces are highly sought after by both commercial tenants and buyers in Yaletown, making this property a valuable asset in one of Vancouver's most desirable neighbourhoods. The retail strata unit is equipped with its own wheelchair-accessible private washroom, kitchenette, two hair-washing sinks and a private treatment room, providing a turn-key opportunity for salon owners and similar type businesses. The classic brick exterior embodies the quintessential Yaletown aesthetic, adding a high-end appeal that will elevate the business presence for an array of tenants. Don't miss the chance to secure a premier location in Yaletown, a vibrant and bustling district that continues to attract high-quality tenants and businesses.



PROPERTY HIGHLIGHTS



Owner-Occupier Opportunity



Fully Fitted Salon Space



Transit Oriented



Highly Sought After Location

SALIENT FACTS



SIZE
± 626 SQFT



ZONING
HA-3



PROPERTY TAXES
\$13,294.10



PID
024-111-261

LEGAL DESCRIPTION

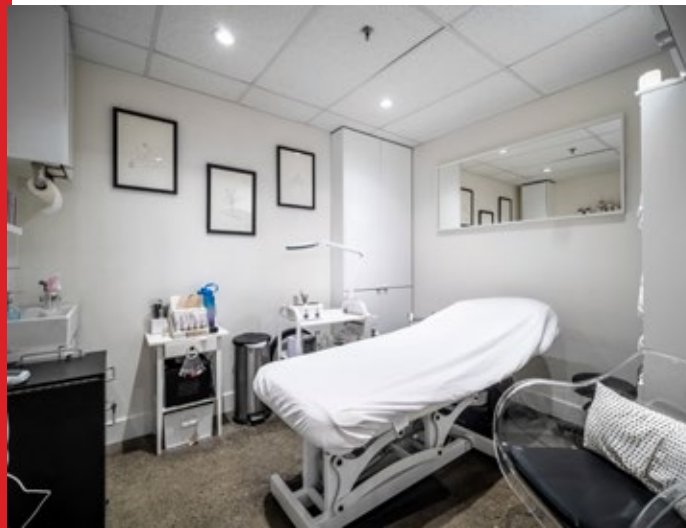
STRATA LOT 1 DISTRICT LOT 541
GROUP 1 NEW WESTMINSTER
DISTRICT STRATA PLAN LMS3182
TOGETHER WITH AN INTEREST
IN THE COMMON PROPERTY
IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT
AS SHOWN ON FORM 1



STRATA FEES
\$427.07



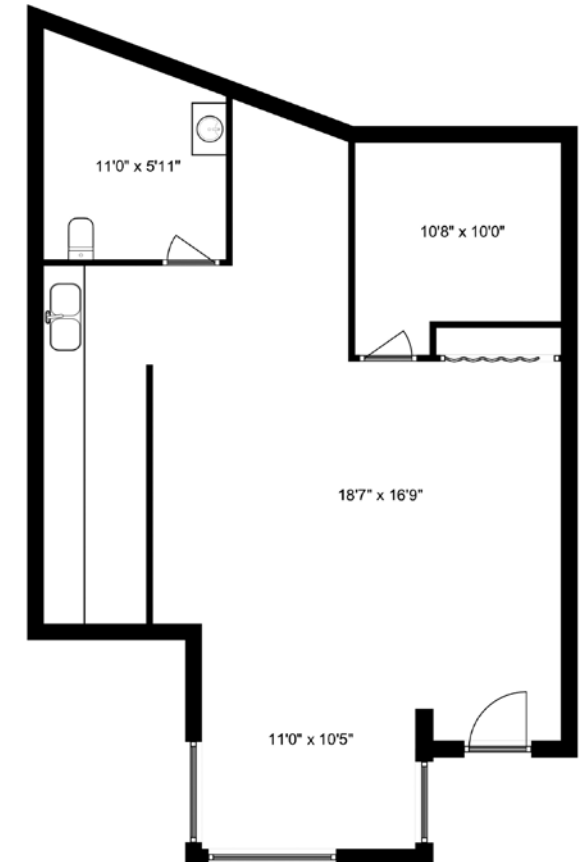
PRICE
~~\$1,439,800~~ \$1,288,000



PURCHASE INCLUDES



- Wheelchair-accessible washroom
- Two hair-washing sinks
- Room to comfortably accommodate 6 styling chairs
- Private treatment room
- Full HVAC system



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



LOCATION

Strategically located in the heart of Yaletown, this property benefits from high foot traffic and excellent accessibility via intersecting transit routes. The area boasts a vibrant mix of world-class restaurants, cafes, trendy boutiques, and neighborhood amenities, along with a rich array of tech and business service offices. This opportunity is ideal for investors and owner-occupiers looking to operate their business in the historically rich and dynamic work-play-life district of Yaletown.

The area is extremely well situated for public transportation, steps away from the Canada Line Skytrain, which connects Yaletown with the Downtown Core, Waterfront Station, the Olympic Village, Vancouver International Airport, and Richmond.

FOR MORE INFORMATION CONTACT

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