



PACIFIC PLACE

405, 938 HOWE ST
VANCOUVER, BC

TURNKEY OFFICE
FOR SALE

PACIFIC PLACE

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Freshly painted open plan office with newer laminate floors and wall to wall windows. The window takes in skyline views of downtown on either side of a well improved turn of the century office building. A shared kitchenette on the 4th floor is 5 steps away, with the buildings main shared board room on the 4th floor as well. 3 more conference rooms are situated on different levels of the building. Pacific Place, in its west coast inspired design, features a structural glass clad front exterior lobby with overheight ceilings and concierge service during business hours of the week. Ideally located in the amenity rich area of central downtown, a block away from Pacific Centre, Robson Sq, and Granville St. With a strong sales track record at 938 Howe St, unit 405 is ideal for investment by owner users or investors seeking added rental income with a turnkey office improvement.

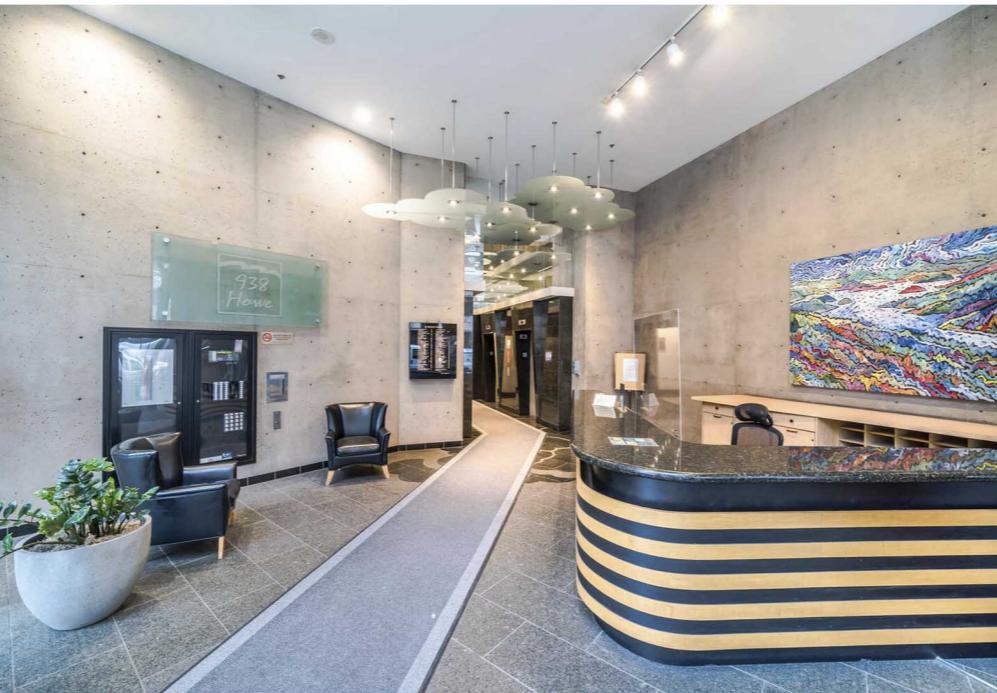
LEGAL ADDRESS	STRATA LOT 38, PLAN LMS1997, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT
PID	023-100-249
AREA	230 SQUARE FEET (Registered Strata Plan)
ZONING	DD
OCCUPANCY	VACANT POSSESSION
STRATA FEE	\$212.96 MONTHLY
TAXES	\$3,037.78 (2025)
LIST PRICE	\$310,000.00

SALIENT DETAILS

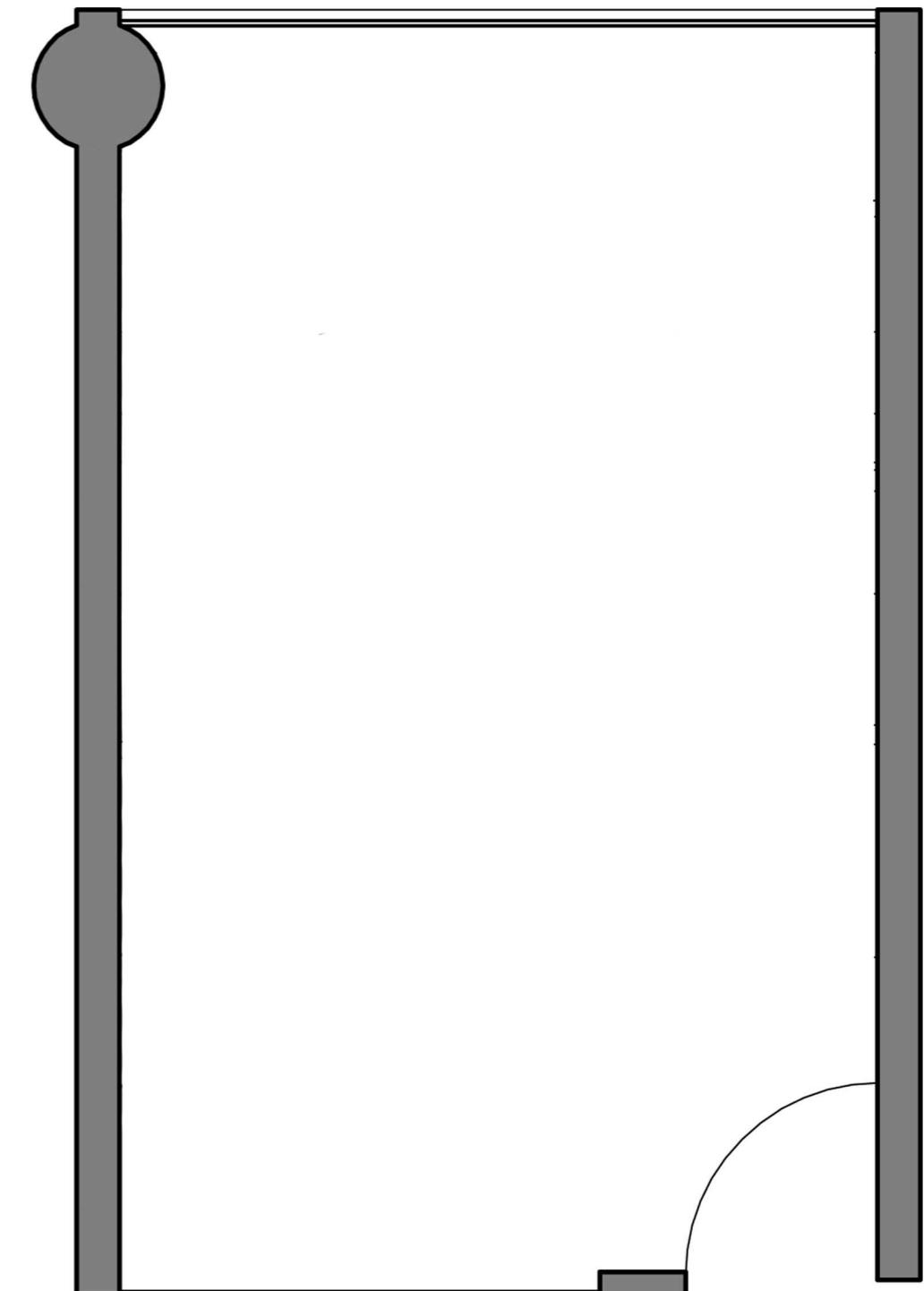


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405 FLOOR PLAN

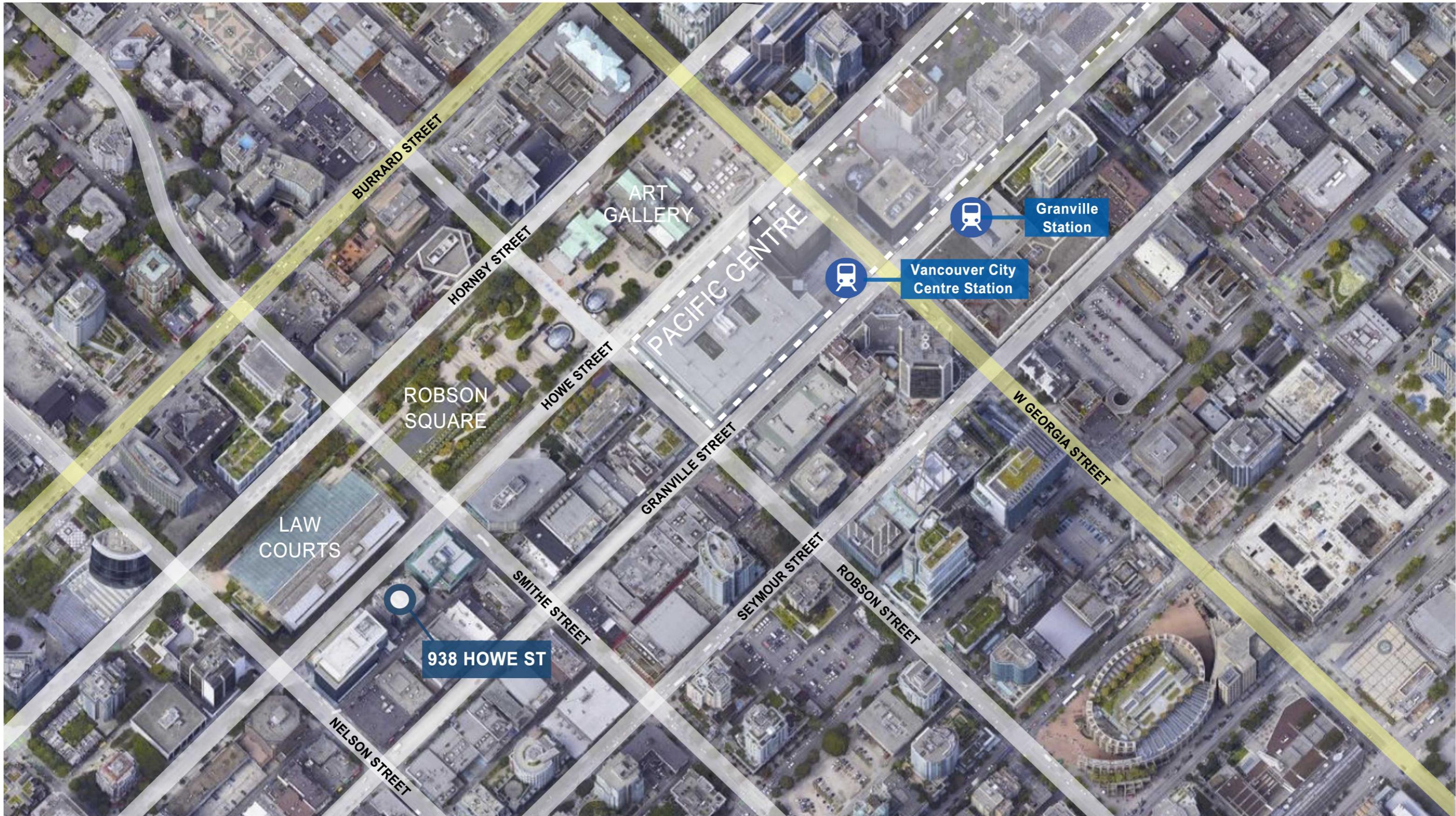


CAPTURES

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COMMERCIAL



AERIAL MAP

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