



FOR SALE // OFFICE STRATA 404 - 1477 WEST PENDER VANCOUVER, BC



WORK/LIVE OPPORTUNITY IN COAL HARBOUR



Andrew Hutson

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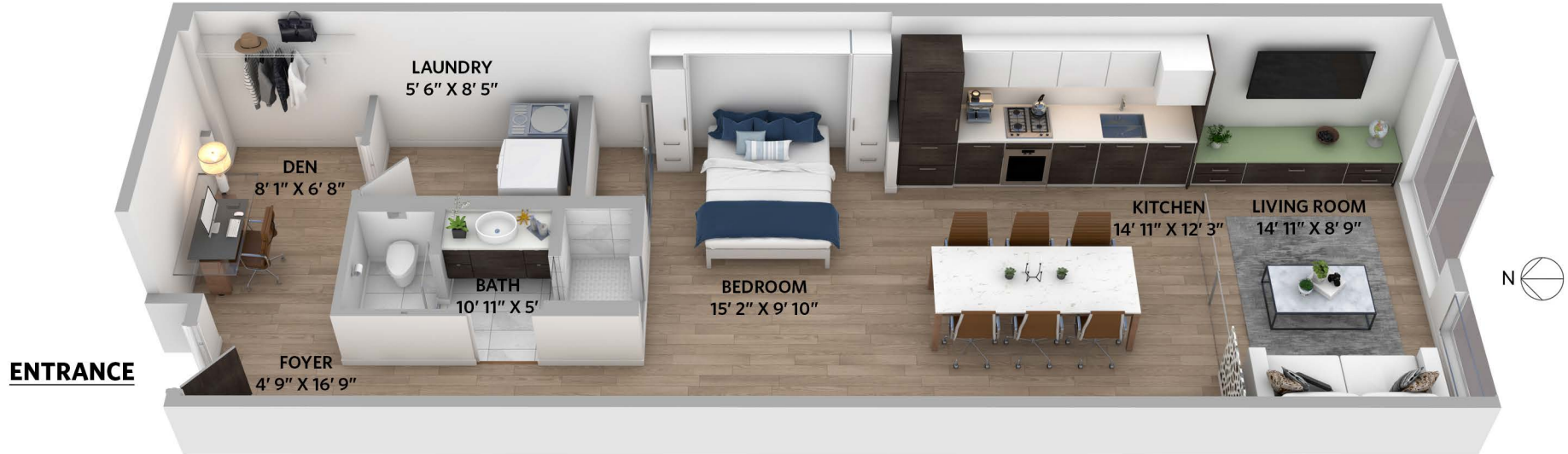


Michelle Porter

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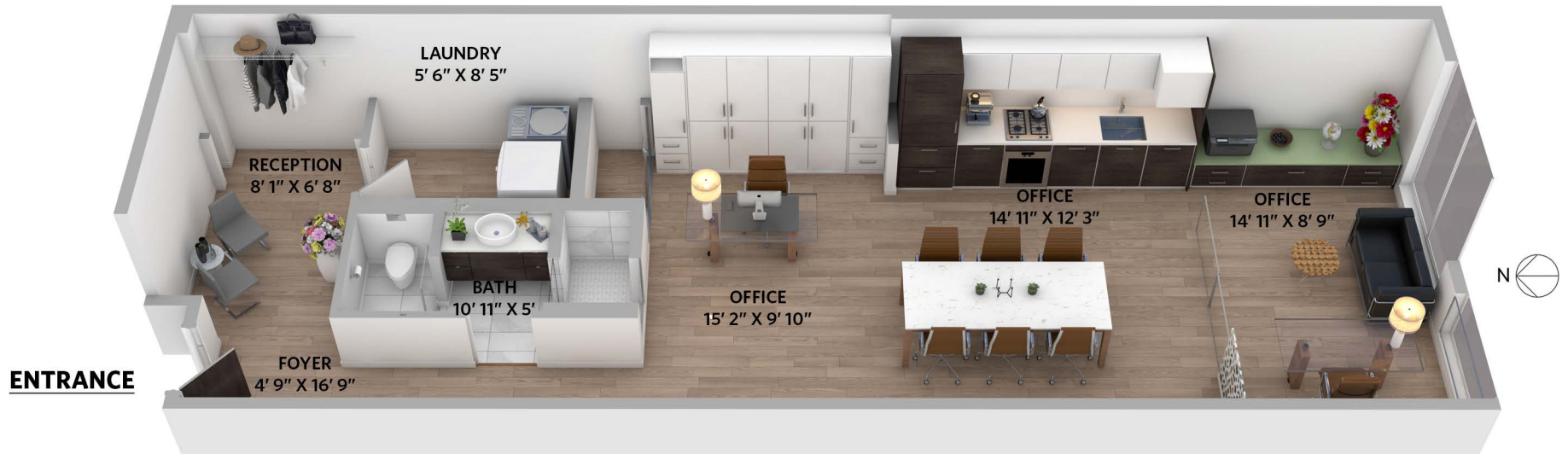
Main Floor - 817 sq.ft.

Ceiling height - 9' 0"



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THE SPACE

A well laid out 817 sf unit on the 4th floor which allows for natural light to flood into the unit. Owned previously by an interior designer the space is posh and modern with a sophisticated boutique office feel. Upgrades were done to allow a private windowed office with a large boardroom in the center of the unit. Great for any small office group.

LOCATION

Well situated in Coal Harbour with front door access from West Pender Street. This property is steps from the Robson and Denman, the Seawall, and Stanley Park. A scenic 17-minute walk to the Seabus makes this a great location away from the hustle and bustle of the downtown core.

OFFICE SIZE

817 sf

PARKING

1 Car Parking and 1 Bike Locker

STRATA FEES

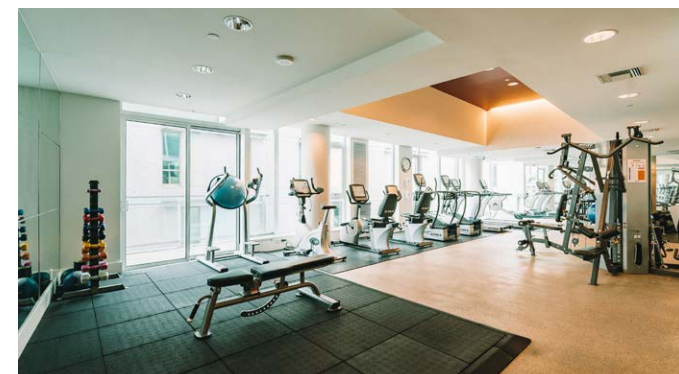
\$629.40 per month

GROSS TAXES (2020)

\$2,082.22

ASKING PRICE

\$998,000





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