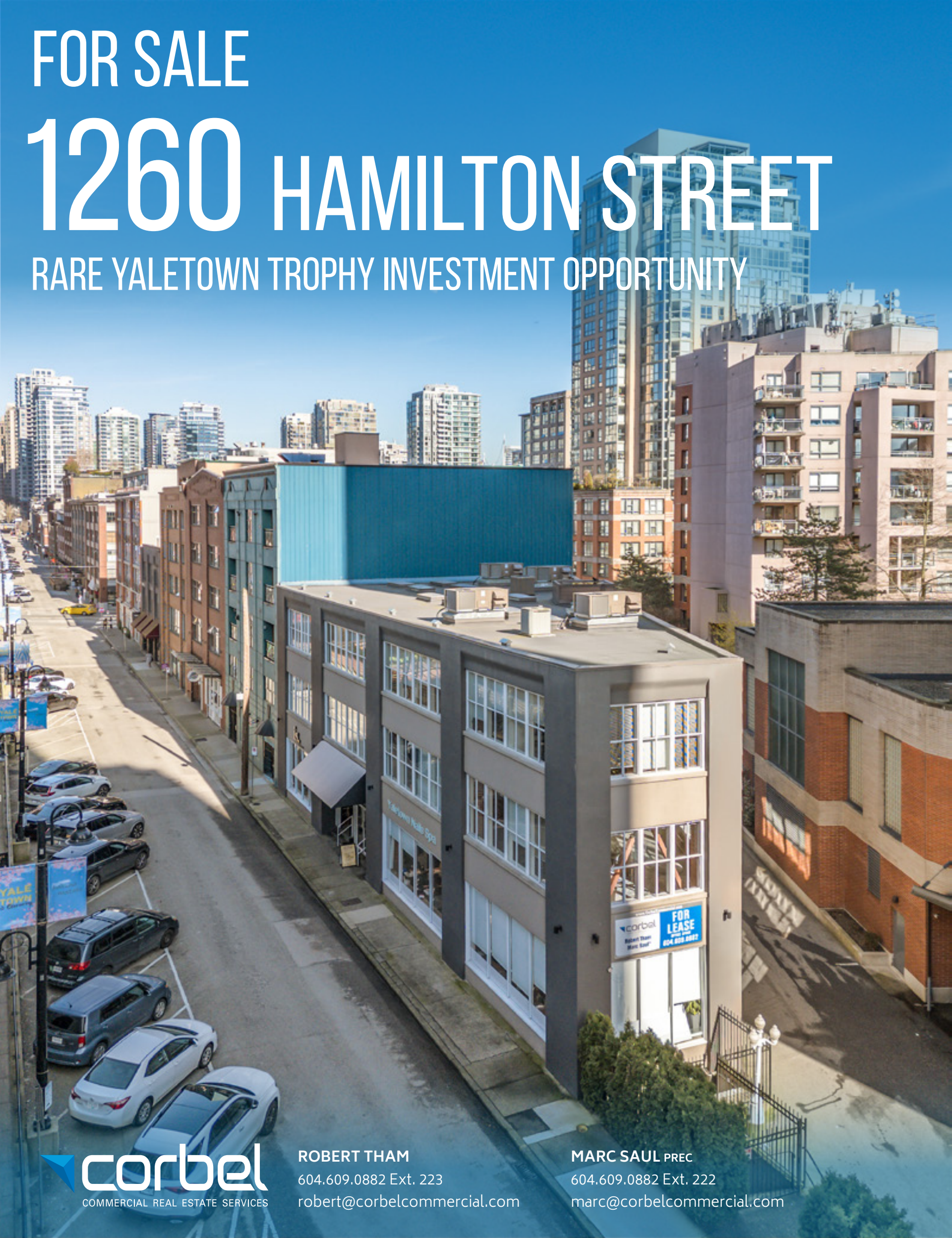


FOR SALE

# 1260 HAMILTON STREET

RARE YALETOWN TROPHY INVESTMENT OPPORTUNITY



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# THE OPPORTUNITY

**Play, work, & live. Be a part of Yaletown's vibrant community.**

Don't miss out on this incredible opportunity to own a character stand-alone commercial building in the highly sought-after Yaletown District of Vancouver. Located near the intersection of Hamilton Street and Drake Street, this 3-storey plus lower-level building spans over 11,000 square feet and offers a mix of office, retail, and retail service uses. The rectangular-shaped site covers approximately 3,903 square feet and boasts an impressive 134 feet of frontage along Hamilton Street. Inside this beautiful character building, you will find a charming and bright lobby, a passenger elevator, exposed brick and beam accents, HVAC, and much more. This is a once-in-a-lifetime chance, so do not hesitate to contact us today for further details on this amazing opportunity.

## SALIENT FACTS

### Civic Address

1260 Hamilton Street, Vancouver BC

### Lot Size<sup>1</sup>

3,903 SF (Approx.)

### Building Size<sup>1</sup>

11,280 SF (Approx.)  
(As per the existing leases)

### Property Tax

\$99,142.30 (2023)

### PID

011-770-805

### Existing/Projected Net Income

\$402,949.56

### Zoning

HA-3 (Historical Area)

### Legal Description

LT N, BLK 76, PL VAP21873, DL 541, NWLD

### Asking Price

[Please contact agent](#)

<sup>1</sup>All sizes are approximate and subject to verification

\* Approved occupancy with the City of Vancouver is office for unit 10, "similar to" beauty salon for unit 100, beauty salon for unit 101, office (two office spaces) for unit 202, and office for unit 300. Purchaser is responsible for obtaining all necessary municipal approvals and licenses for their occupancy.



**TROPHY INVESTMENT OPPORTUNITY.**  
IDEAL FOR INVESTORS AND OWNER-USERS  
ALIKE.

## INVESTMENT HIGHLIGHTS



### ICONIC & STRATEGIC LOCATION

Situated in Vancouver's vibrant Yaletown district, this exceptional investment property is located on Hamilton Street, between Davie and Drake Street.



### LIFESTYLE NODE

Surrounded by some of Vancouver's and Canada's top dining destinations including The Flying Pig, Brix and Mortar, Elisa, Minami, and many more.



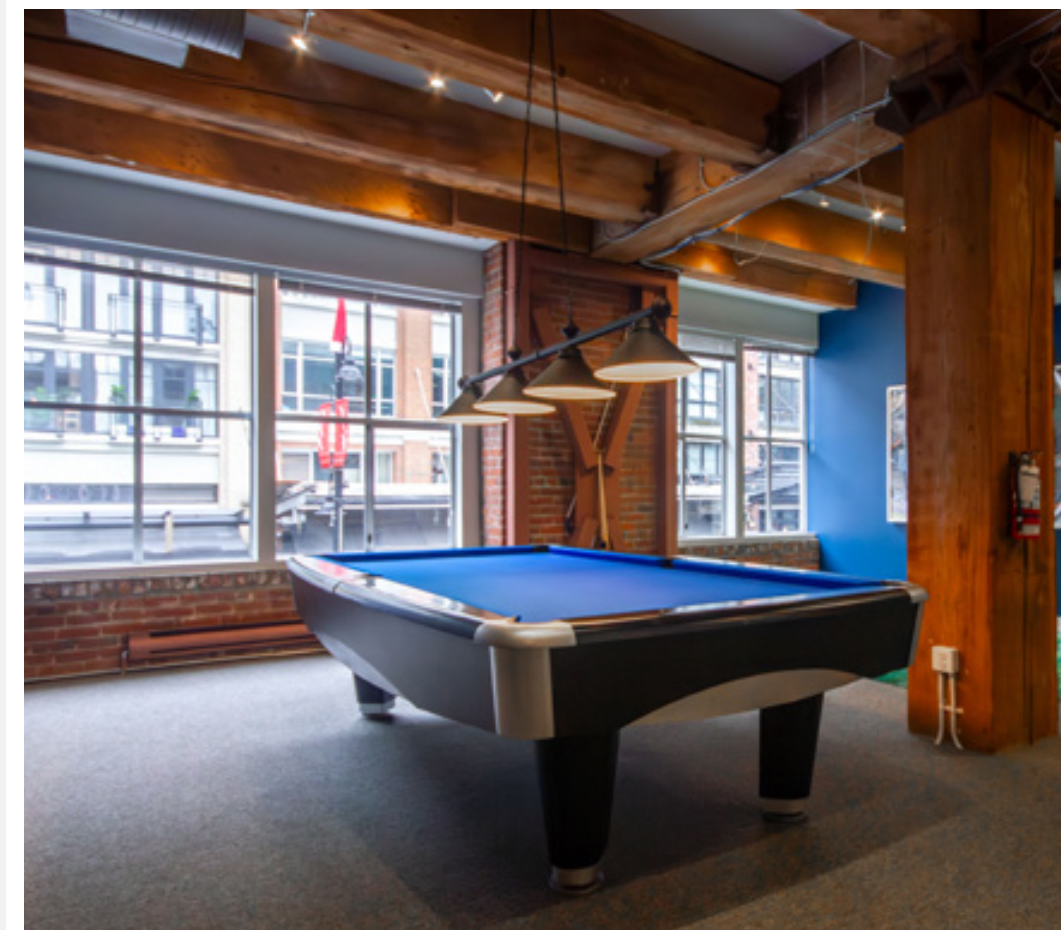
### EXCEPTIONAL MARKET

Exceptional rental growth over the past 5 years. Growing demographic base with disposable income.



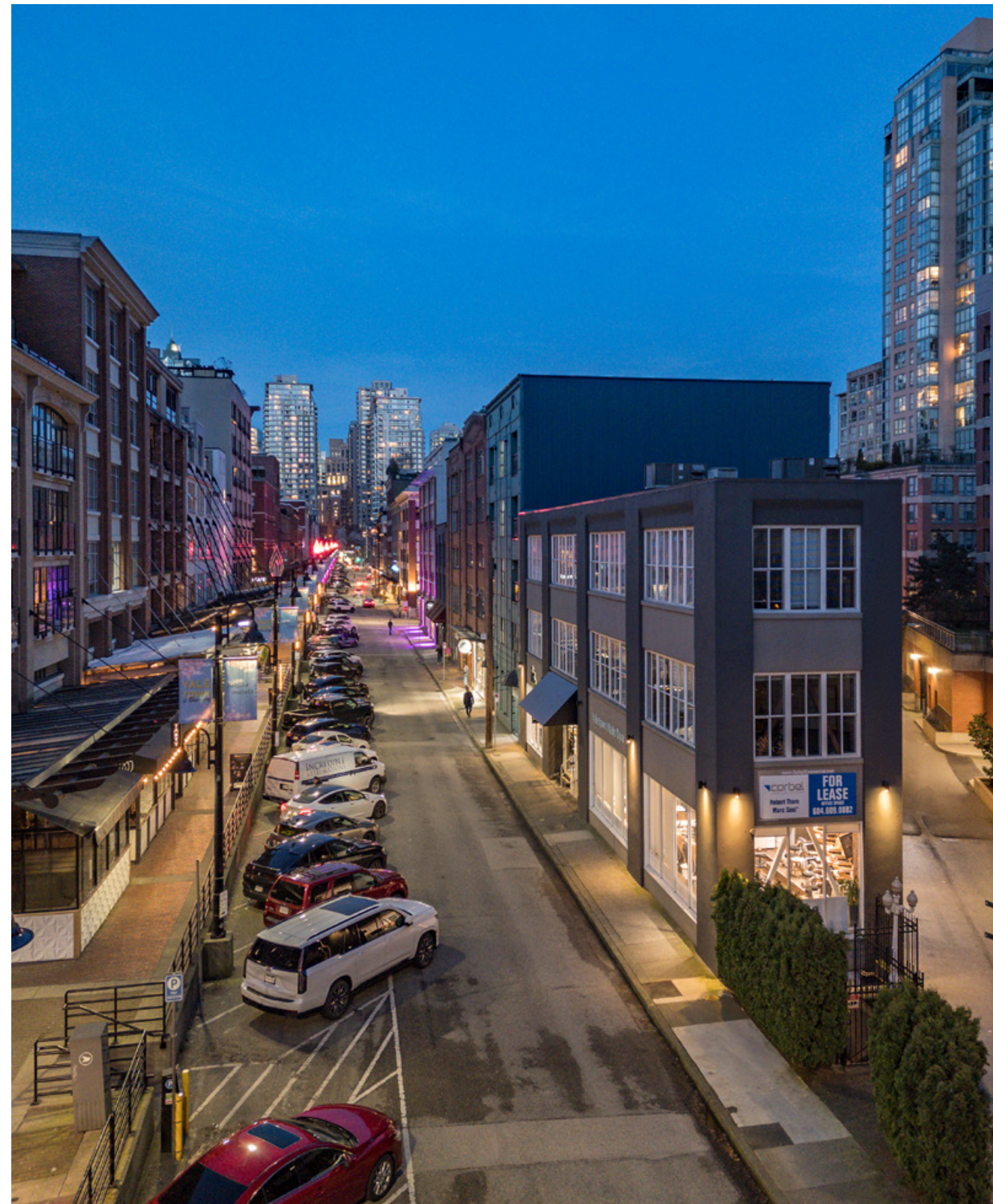
### OWN YOUR OWN BUILDING

Outright freehold investment ideal for a savvy investor.



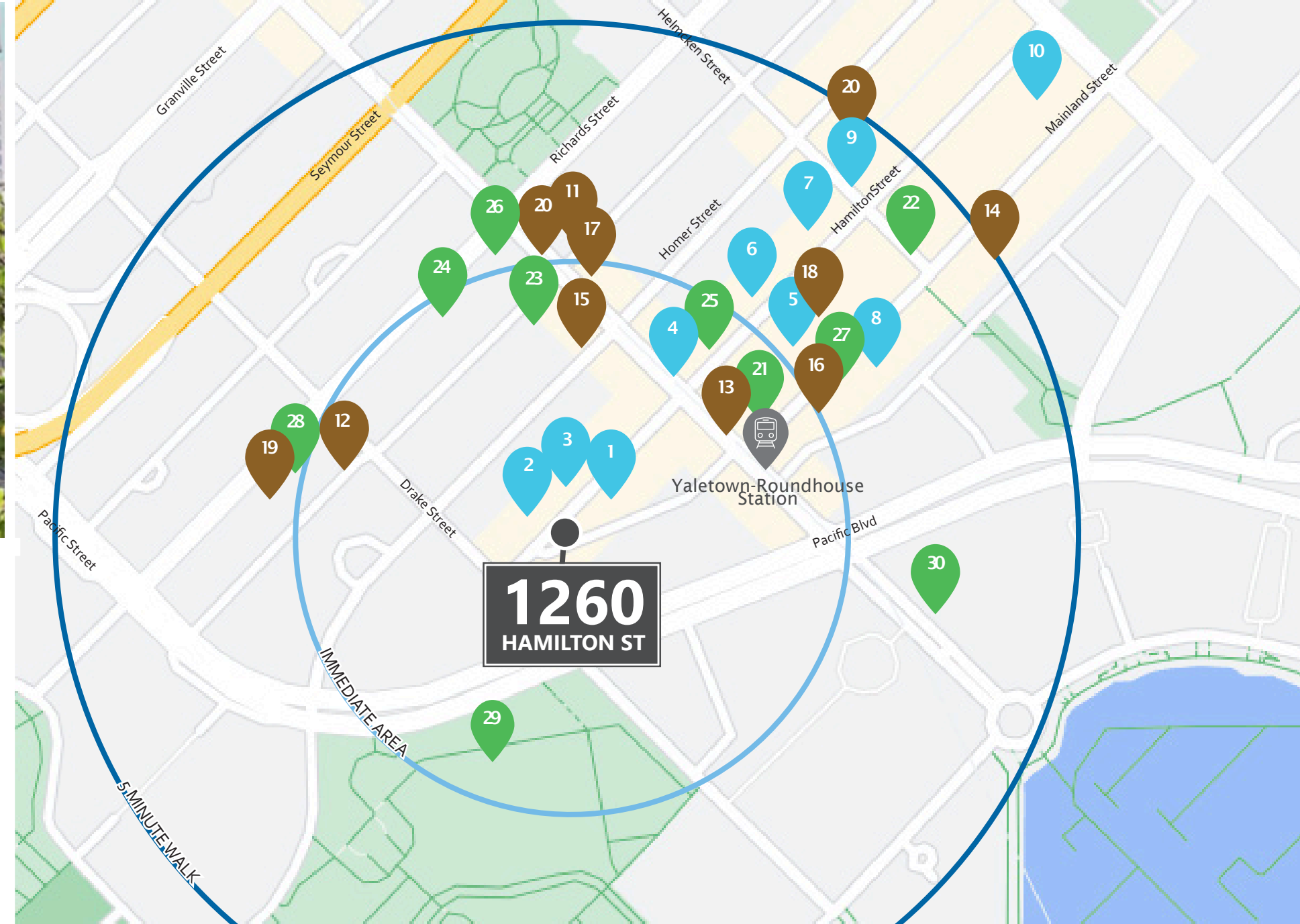


CENTRAL LOCATION



CHARACTER BUILDING





## THE LOCATION

Yaletown has been established as a premier shopping and entertainment destination, distinct with fashionable boutiques and high-end restaurants including The Flying Pig, Brix and Mortar, Elisa, Minami, and many more. In addition, several high technology firms and thriving technology and VFX companies are situated in the area.

1260 Hamilton Street is in proximity to the central business district, the West End, False Creek, David Lam Park, Roundhouse Community Centre, and the Seawall. Additionally, the subject property is also within walking distance from Yaletown-Roundhouse Skytrain Station and offers ample street parking in the immediate area.

## SURROUNDING AMENITIES

### DINING

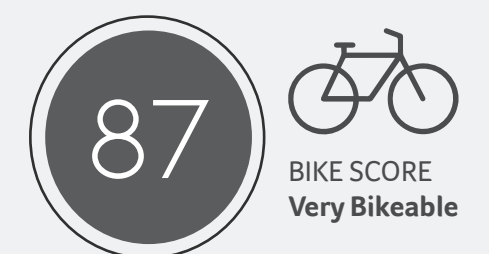
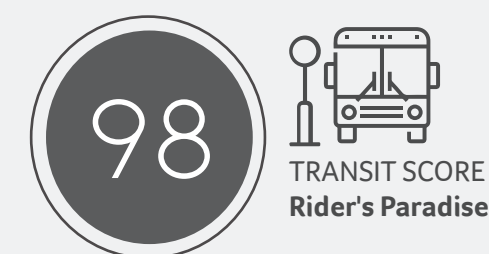
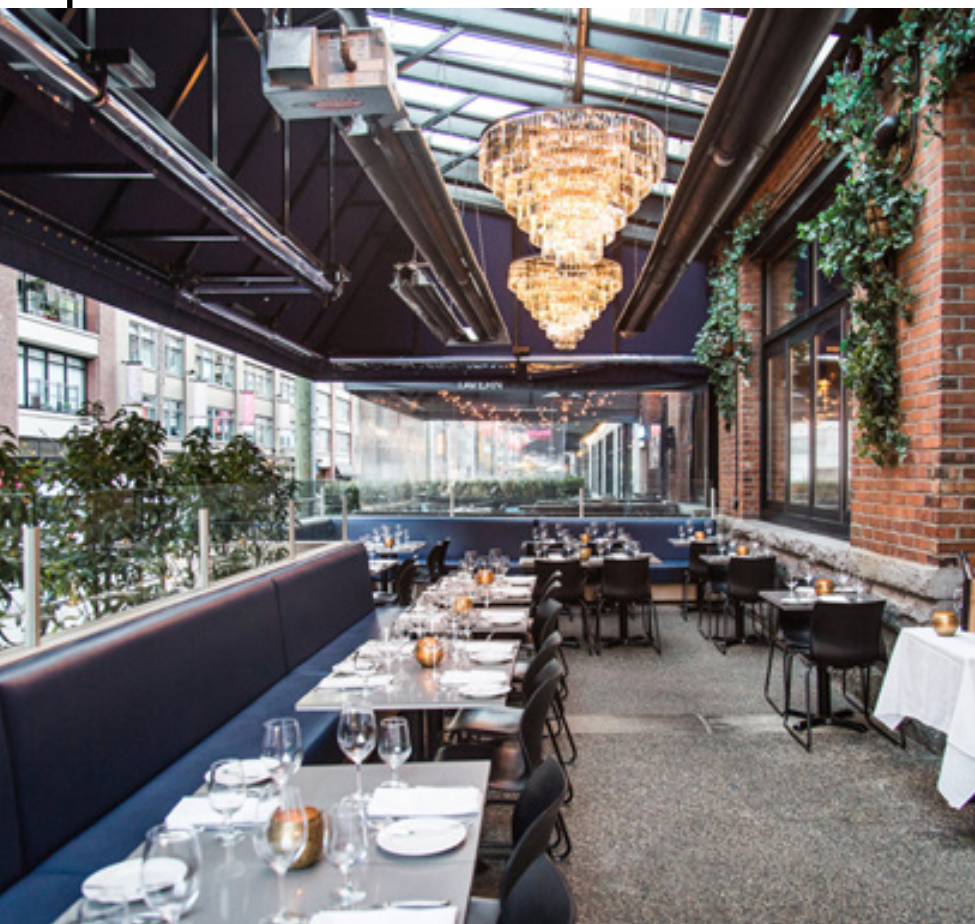
1. Rodney's Oyster House
2. Alchemy Bar and Kitchen
3. Tasty Indian Bistro
4. Cactus Club Cafe
5. The Flying Pig
6. Brix and Mortar
7. Elisa
8. Minami
9. Blue Water Cafe
10. The Keg Steakhouse + Bar

### DESIGN

11. Coo Coo Coffee
12. Kurotaki Chabann
13. Starbucks
14. Bake 49
15. JJ Bean Coffee Roasters
16. Black Echo Coffee
17. Glory Juice Co.
18. Mister Artisan Ice Cream
19. Matchstick Yaletown
20. Small Victory Bakery

### COMPANIES

21. Strozzi's Eyewear
22. Mavi Jeans
23. Mine & Yours
24. Jaybird Studio
25. Brooklyn Clothing co.
26. Choices Markets
27. Global Atomic Designs
28. Farm to Table Market
29. Elsie Roy Elementary
30. Urban Fare





Yaletown Nails Spa

 **corbel**  
COMMERCIAL REAL ESTATE SERVICES

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