

232 & 237 - 515 WEST PENDER STREET, VANCOUVER
COMMERCIAL STRATA UNITS IN THE HEART OF DOWNTOWN

**FOR
SALE**



**1% BUYER'S
AGENT BONUS**



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UNIT 232

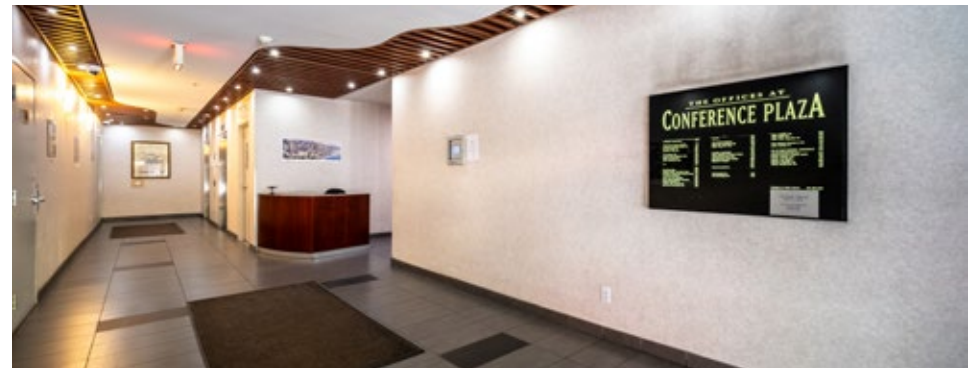
232 & 237 - 515 W PENDER STREET

Introducing Unit 232 and Unit 237 at 515 West Pender Street – a rare opportunity to own commercial strata units in the heart of downtown Vancouver. Located within Conference Plaza, a well-maintained mixed-use tower, these units are perfectly suited for professionals, small businesses, or investors seeking a compact and efficient office or retail space in one of the city's most connected areas.

Each unit features an open-concept layout with high ceilings and large windows that offer an abundance of natural light. Situated on the office levels of the building, it provides a quiet and professional working environment, with direct access from the lobby via elevator. The space includes air conditioning, operable windows, and access to the rooftop patio.



UNIT 237





UNIT 232



UNIT 232



UNIT 237



UNIT 237

SALIENT FACTS

| | | |
|--------------------------|---|---|
| UNIT | 232 | 237 |
| SIZE | +/- 243 SQFT | +/- 402 SQFT |
| ZONING | DD | DD |
| PID | 023-408-642 | 023-408-693 |
| LEGAL DESCRIPTION | STRATA LOT 52, PLAN LMS2371, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 23/15867 SHARE IN COM PROP THEREIN 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 | STRATA LOT 57, PLAN LMS2371, 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 |
| STRATA FEES | \$202.00 / month | \$ 334.17 / month |
| PROPERTY TAXES | \$2,672.74 | \$4,065.72 |
| PRICE | \$158,000 | \$261,000 |

PROPERTY HIGHLIGHTS



Efficient open-plan layout with high ceilings and large windows



Quiet and professional strata office setting



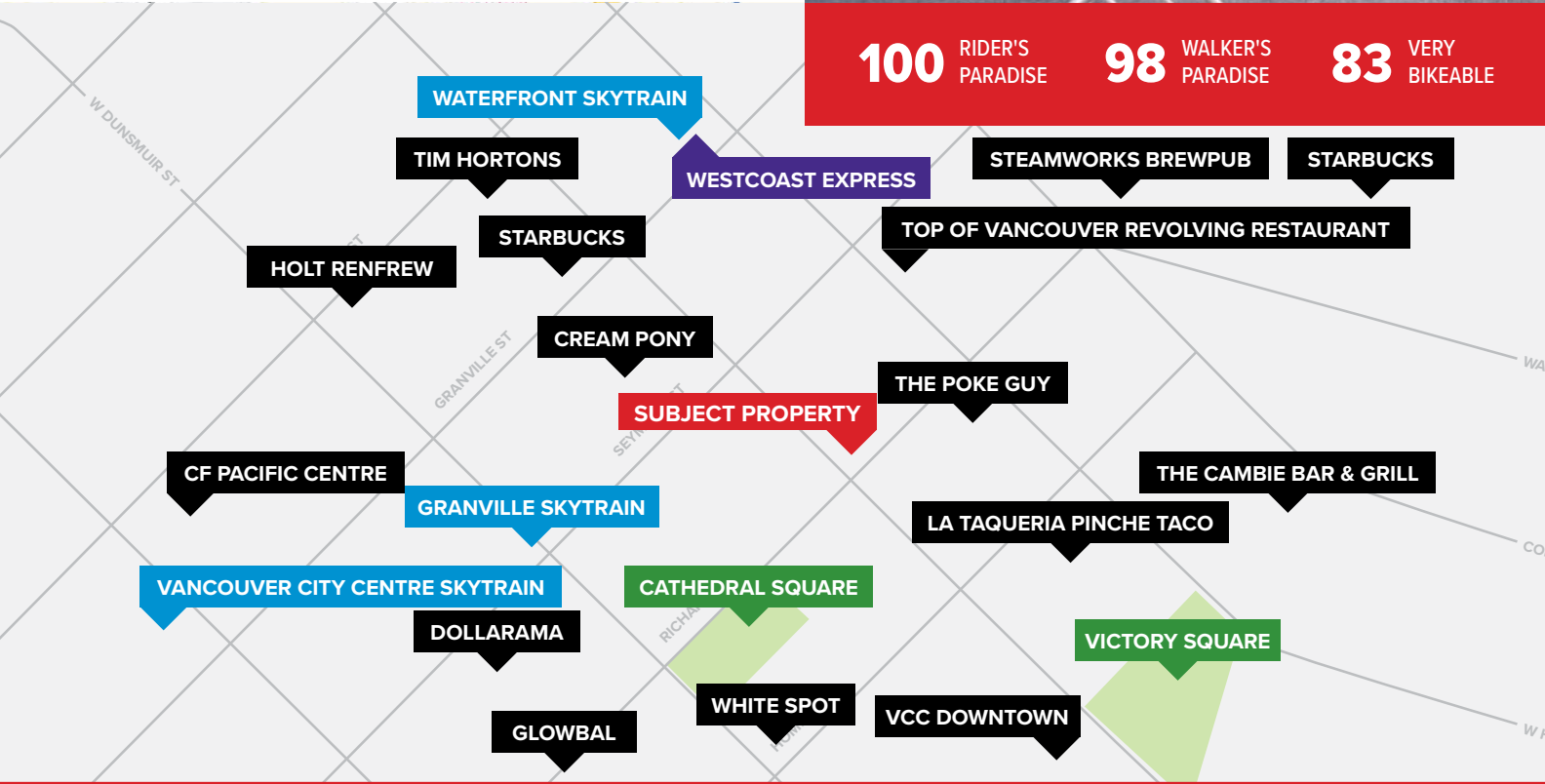
Direct elevator access to lobby



Air conditioning and operable windows

LOCATION

Positioned just steps from Waterfront Station, this location provides unbeatable transit access with connections to SkyTrain, Canada Line, West Coast Express, and the SeaBus. It is surrounded by restaurants, cafés, financial institutions, and major office towers, making it an ideal spot for client-facing businesses. The property falls under Downtown District (DD) zoning, allowing for a broad range of commercial uses including professional office, boutique retail, or private studio.



FOR MORE INFORMATION CONTACT

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