

**605 - 1160 BURRARD STREET, VANCOUVER**  
OWNER-OCCUPIER OPPORTUNITY IN DOWNTOWN VANCOUVER

**FOR  
SALE**

 **\$875/SF!**



**WILLIAM | WRIGHT**

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## UNIT 605 BURRARD HEALTH CENTRE



Owner-Occupier Opportunity



Quick access to commuter corridors



Partitioned Offices



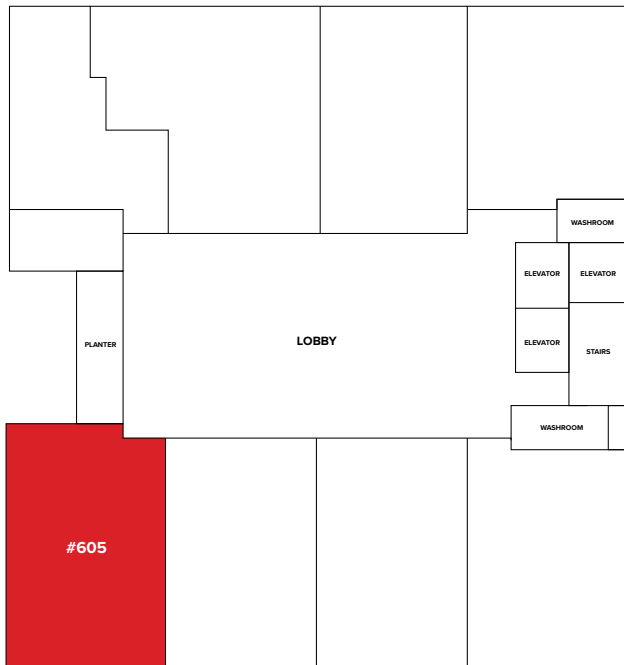
Medical Professional Building



### FOR SALE

### Prime Medical Office Across from St. Paul's Hospital

This contemporary and efficiently designed medical professional office is an ideal space for healthcare practitioners seeking a sophisticated and central location. Situated just steps from St. Paul's Hospital, this office offers unmatched convenience and accessibility for both practitioners and patients alike. The space features six private offices, two of which boast bright natural light from large windows, creating a welcoming and professional atmosphere. The layout also includes a small kitchenette, a storage closet, and modern finishes such as oak laminate flooring and frosted glass doors for privacy and style. Thoughtfully designed, this office is ideal for medical, wellness, or accessory health professionals looking to establish or expand their practice in a sought after location.



## Salient Facts

**Size** ± 743 SQFT

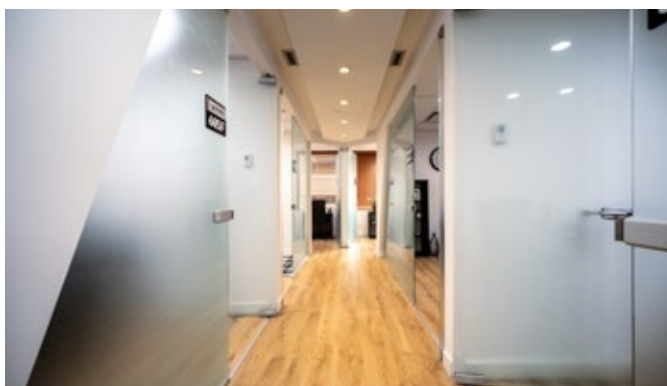
**Zoning** DD

**Property Taxes** \$7,100.71

**PID** 005-893-372

**Strata Fees** \$928.62

**Price** \$650,125



 **100**  
TRANSIT SCORE

 **99**  
WALK SCORE

 **93**  
BIKE SCORE

### Walking Distances

ST. PAUL'S HOSPITAL ----- 3 MINUTES  
YALETOWN-ROUNDHOUSE STATION ---- 10 MINUTES  
SUNSET BEACH PARK ----- 14 MINUTES  
BURRARD STATION ----- 14 MINUTES  
GRANVILLE STATION ----- 18 MINUTES



## Location

Situated in the heart of Vancouver, the property benefits from its central location within the bustling commercial district, ensuring easy access for patients and healthcare providers alike. Its proximity to major hospitals, clinics, and other medical facilities establishes it as an integral part of the region's healthcare infrastructure.

## For More Information Contact

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