

504 - 1160 BURRARD STREET, VANCOUVER
OWNER-OCCUPIER OPPORTUNITY IN DOWNTOWN VANCOUVER

**FOR
SALE**



WILLIAM | WRIGHT

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UNIT 504 BURRARD HEALTH CENTRE



Medical professional building



Quick access to commuter corridors



Walking distance to hotels, restaurants and entertainment



Steps away from St. Paul's Hospital

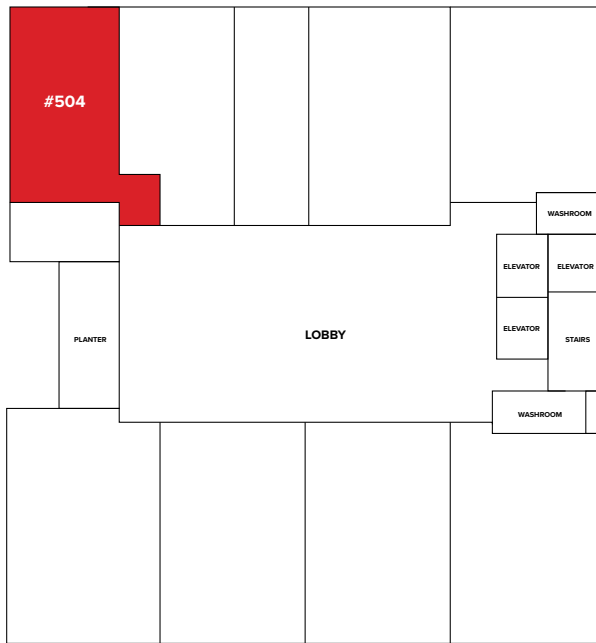


FOR SALE

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 layout includes a reception space, four private offices, one featuring a sink, with two offices boasting views of Burrard Street. A kitchenette nook provides added functionality for staff needs. Designed for efficiency and comfort, this space is perfect for a range of medical and wellness professionals looking to establish or expand their practice in a premium downtown location.

Siteplan



Salient Facts

Size ± 653 SQFT

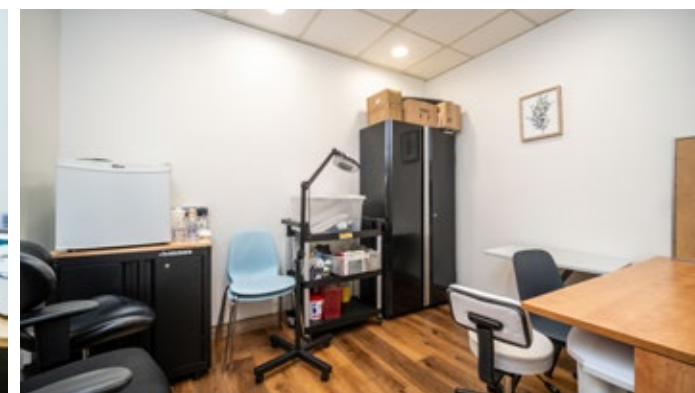
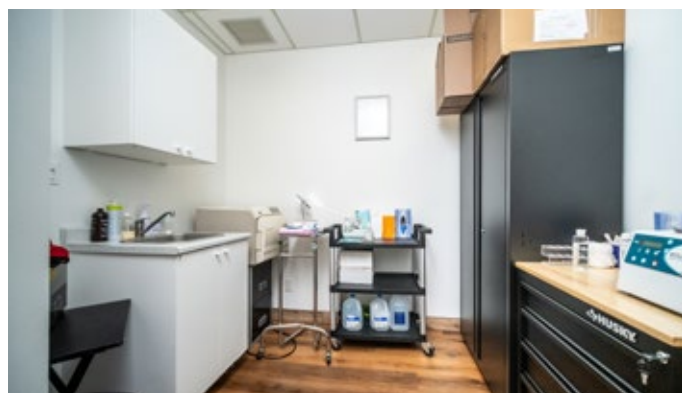
Zoning DD

Property Taxes \$6,190.22

PID 005-893-046

Strata Fees \$815.18

Price \$571,375



 **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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