

**SOLD**

# 1260 HAMILTON STREET

RARE YALETOWN TROPHY INVESTMENT PROPERTY



**corbel**  
COMMERCIAL REAL ESTATE SERVICES

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## THE SUMMARY

Corbel Commercial is pleased to announce the sale of 1260 Hamilton Street - an incredible 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.

## 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

### Sale Price

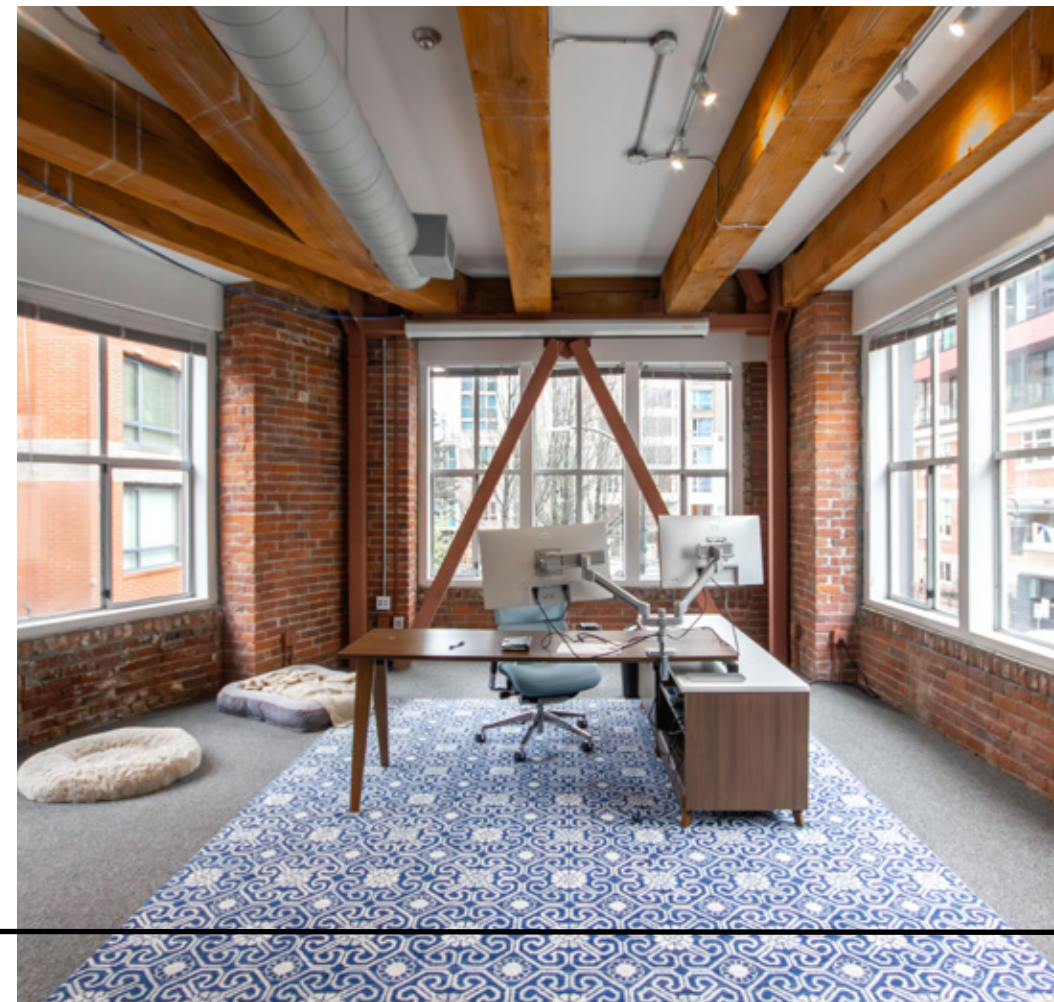
**\$11,000,000.00**

<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 PROPERTY IN THE HEART OF TRENDY YALETOWN.







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