



# STRATA OFFICE FOR SALE

203 - 938 HOWE STREET  
VANCOUVER BRITISH COLUMBIA



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## STRATA OFFICE SUMMARY

- Price \$249,000
- Location 203 - 938 Howe St  
Vancouver, British Columbia  
023-100-010
- PID Strata
- Ownership Interest 427 sq. ft.
- Size NE
- Suite Facing None
- Parking Window Coverings, Passenger Elevator, Freight Elevator, Dock Loading, Fully Air Conditioned, Common Board Room, Conference Rooms, Business Centre, Front Desk Concierge
- Amenities

## BUILDING CHARACTERISTICS

- Total Building Size 49,009 sq. ft.
- Number of Stories 11
- Zoning DD
- Year Built 1991
- Documentation Property Disclosure Statement, Strata Documents, Strata Bylaws, Form B

## PROPERTY DESCRIPTION

938 Howe is one of only a few strata titled office opportunities within downtown Vancouver. This 11 storey tower across the street from the law courts offers front desk concierge, large furnished boardrooms, small meeting rooms and a business centre for owners and their tenants. One of the last great affordable real estate opportunities in downtown. Own your place of work or as an investment.



Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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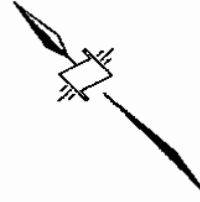
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STRATA PLAN LMS 1997

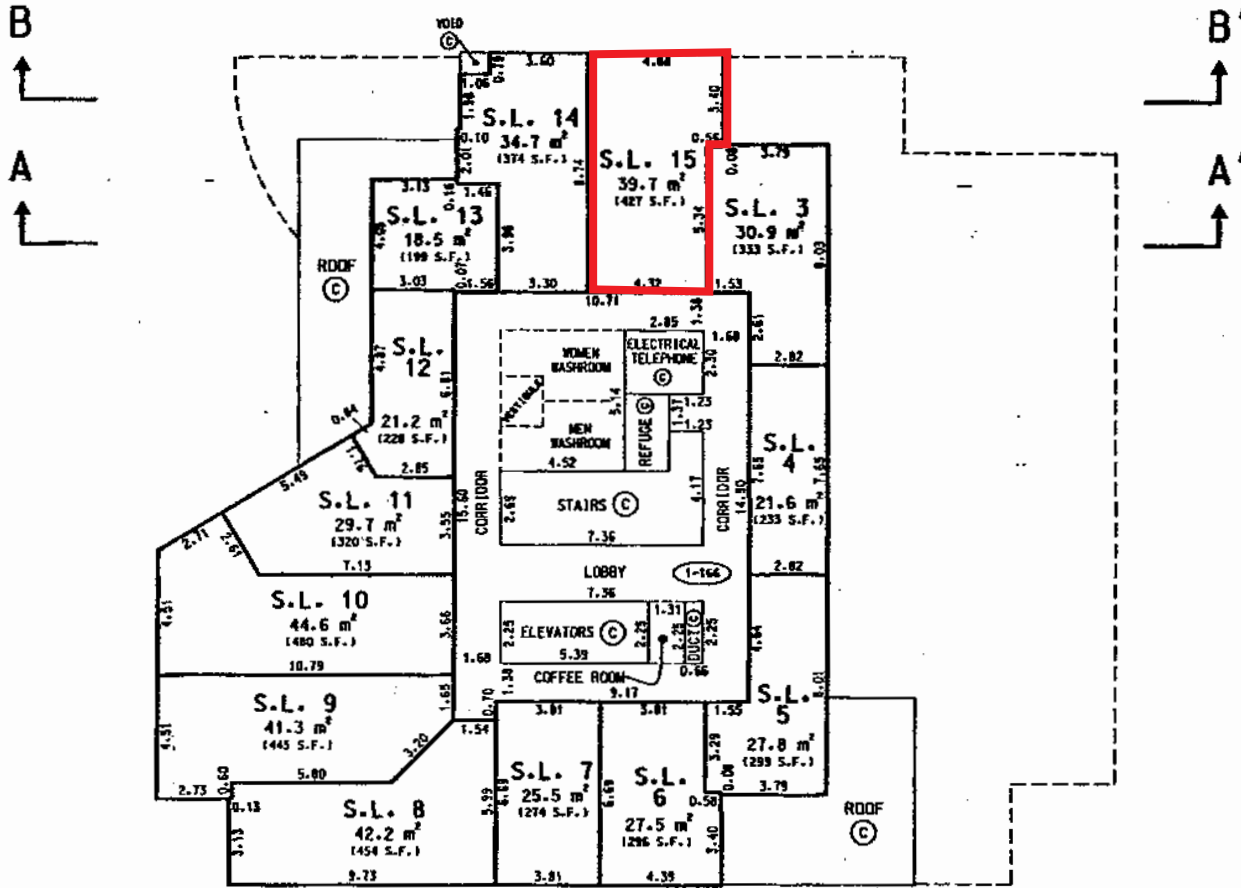
## 2nd FLOOR

SCALE 1:200



### NOTE:

CORRIDORS, LOBBY, COFFEE ROOM, VESTIBULE,  
 WOMEN AND MEN WASHROOMS ARE  
 LIMITED COMMON PROPERTY FOR THE  
 EXCLUSIVE USE OF STRATA LOTS 1 THROUGH 166



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