



**FOR SALE: 112 - 1118 HOMER ST, VANCOUVER BC (HAMILTON ST ENTRANCE SEEN HERE)**

**BRENT BRNADA**  
PERSONAL REAL ESTATE CORPORATION  
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RE/MAX CITY REALTY  
101 - 2806 Kingsway Ave  
Vancouver, BC | V5R 5T5  
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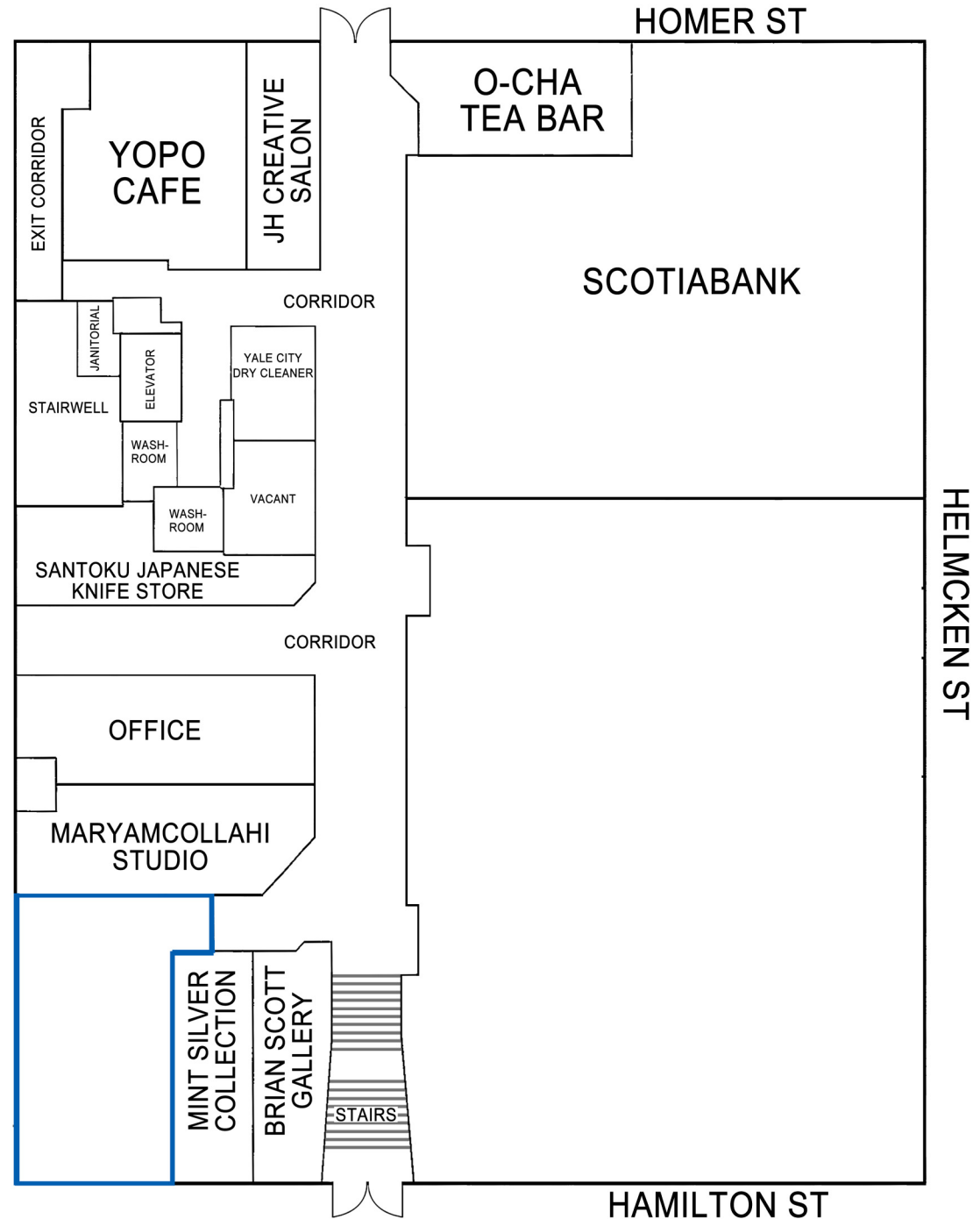
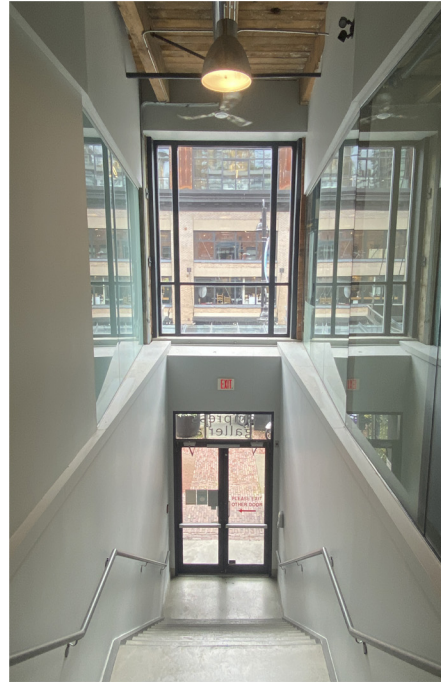
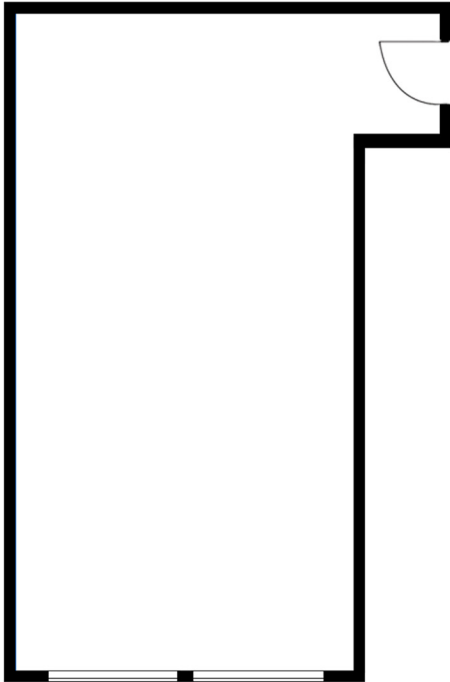


# FOR SALE

112 - 1118 HOMER STREET, VANCOUVER

## PROPERTY INFORMATION

Total Area: 537 square feet  
Occupancy: Tenant  
Zoning: HA-3  
Strata Fees: \$475.71  
Property Taxes: \$7,962.44 (2023)  
PID: 023-980-290  
Price: \$1,099,000.00



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## PROPERTY SUMMARY

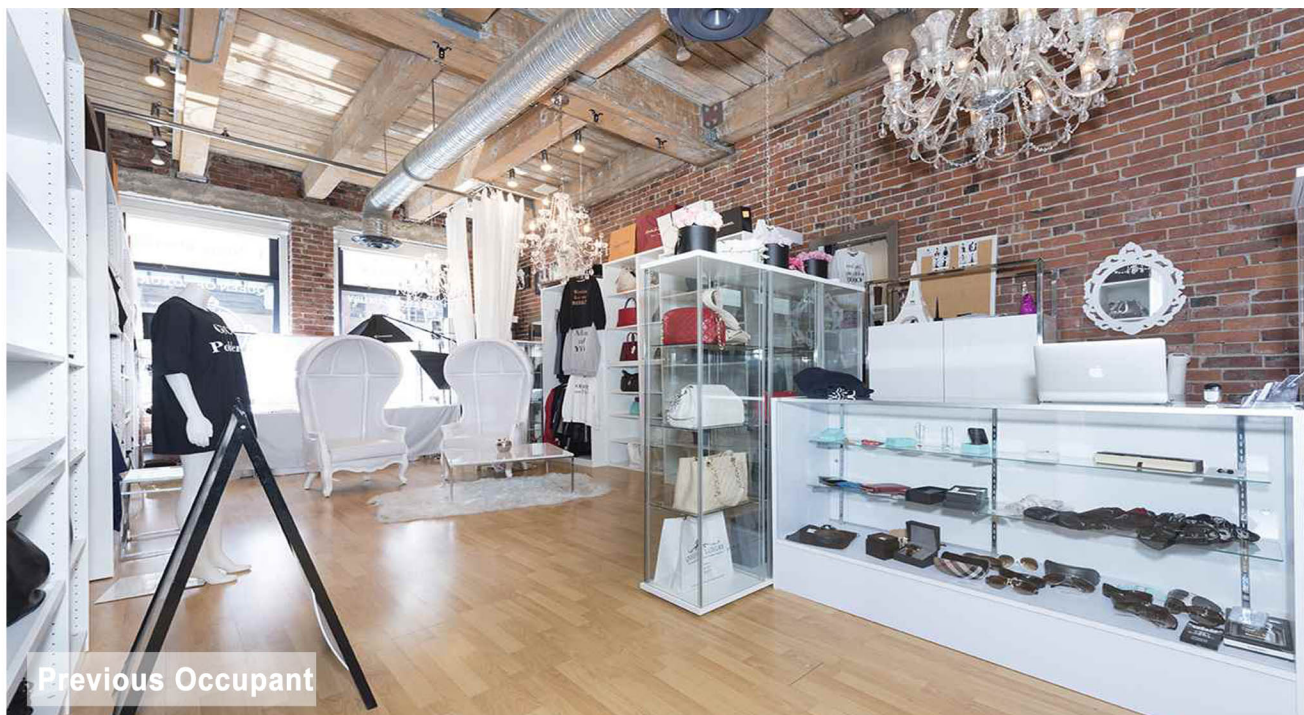
The Empress Galleria is a modern heritage restoration of an exposed brick and beam mixed-use retail and office building. The 3 storey high building was thoroughly renovated plus seismically upgraded in 1999. Unit 112 features historical use of wood and brick materials in the ceiling and exterior brick facing walls. The unit is accessed from the top of stairs via the Hamilton St entrance, or at grade level for barrier free access from the Homer St entrance. Currently occupied by an established medspa on a triple net lease. Unit 112 offers an opportunity to gain ownership for investment, or later occupancy, of efficiently sized strata retail in Yaletown.



Stairwell Facing



Front Entry Facing



Previous Occupant

## LOCATION SUMMARY

The Empress Galleria is located on the corners of Hamilton and Homer St crossing Helmcken St at the epicenter of Yaletown, across Helmcken Plaza, where many restaurants, personal service shops and boutique storefronts line among the historical buildings beneath a conversion mix of residential and office uses.

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