



THE ELECTRA

126 / 127 - 970 BARRARD ST
VANCOUVER, BC

2 CONJOINED END UNITS

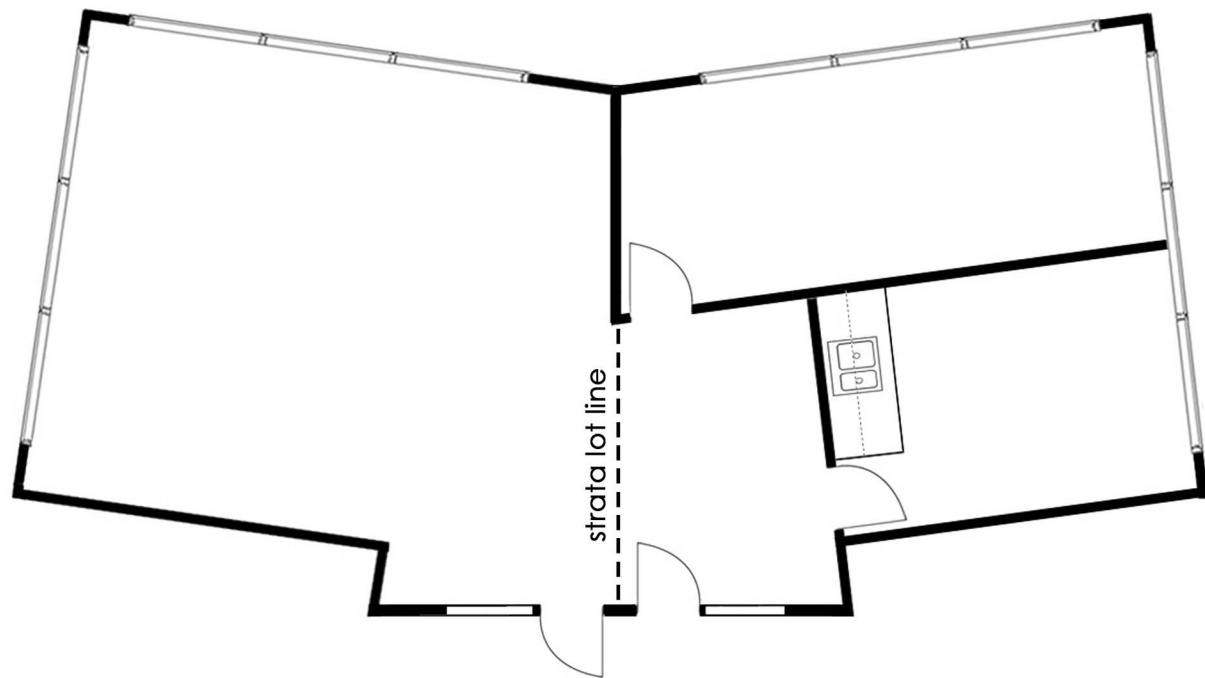
OFFICE, MEDICAL & WELLNESS SPACE

FOR SALE

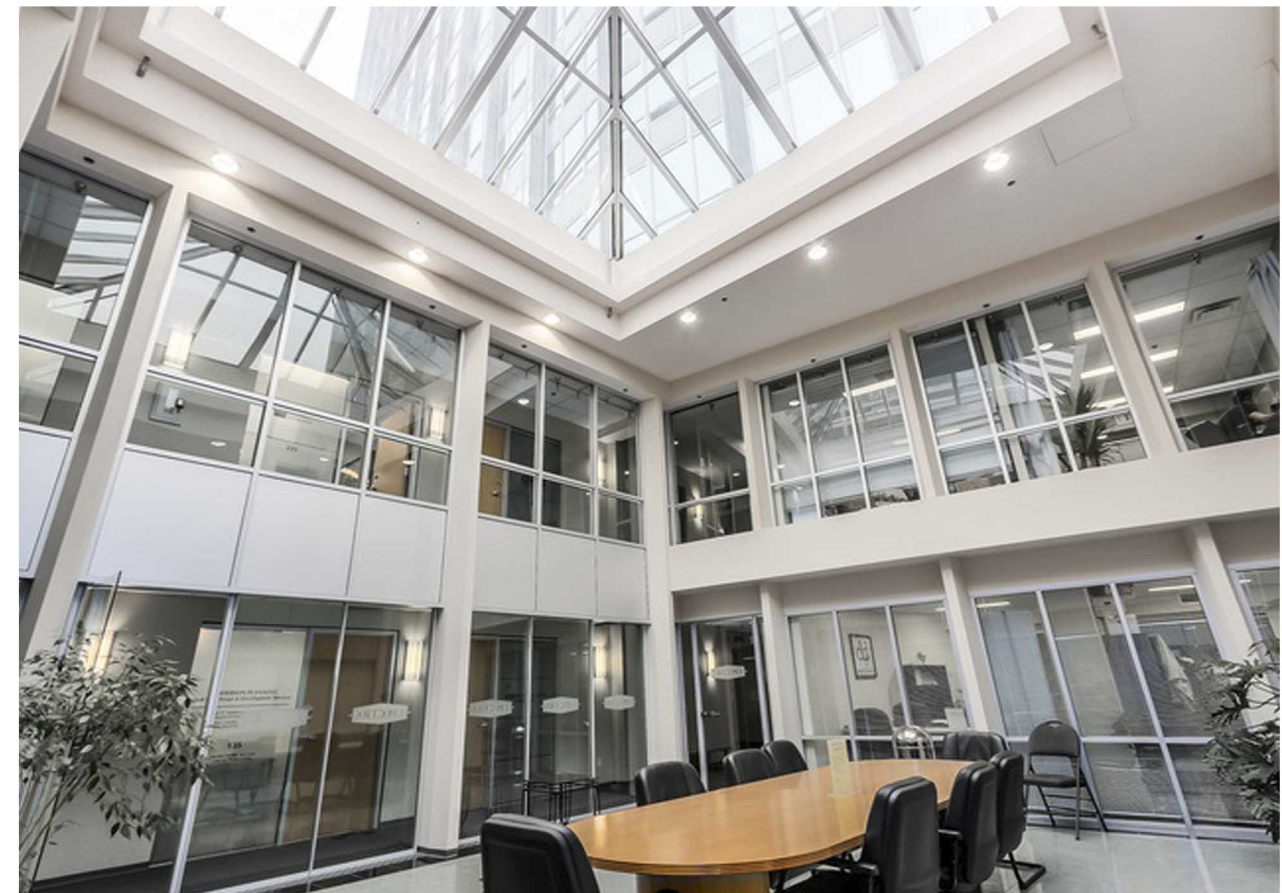
THE ELECTRA 126 / 127 970 BURRARD ST

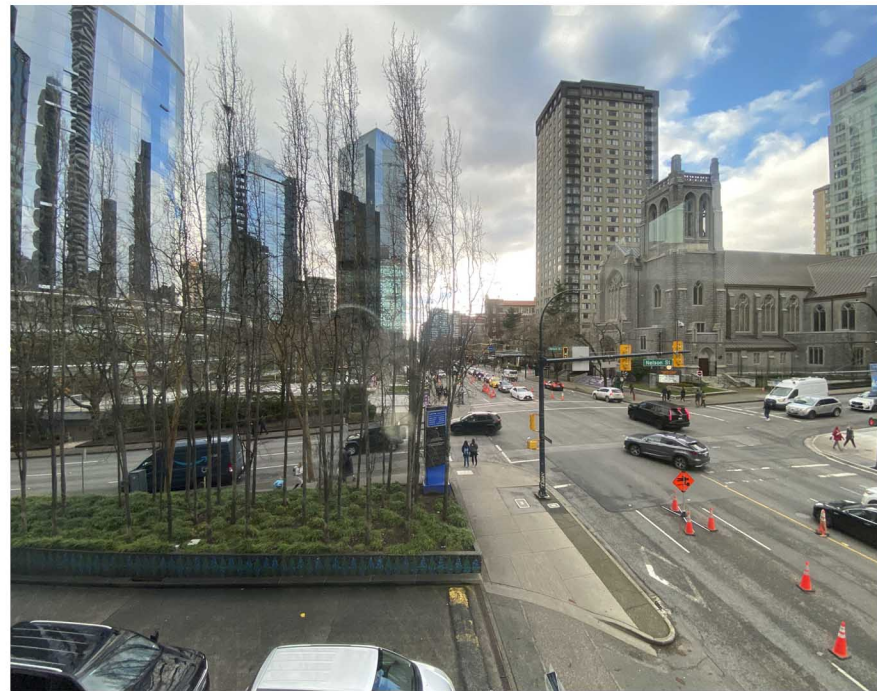
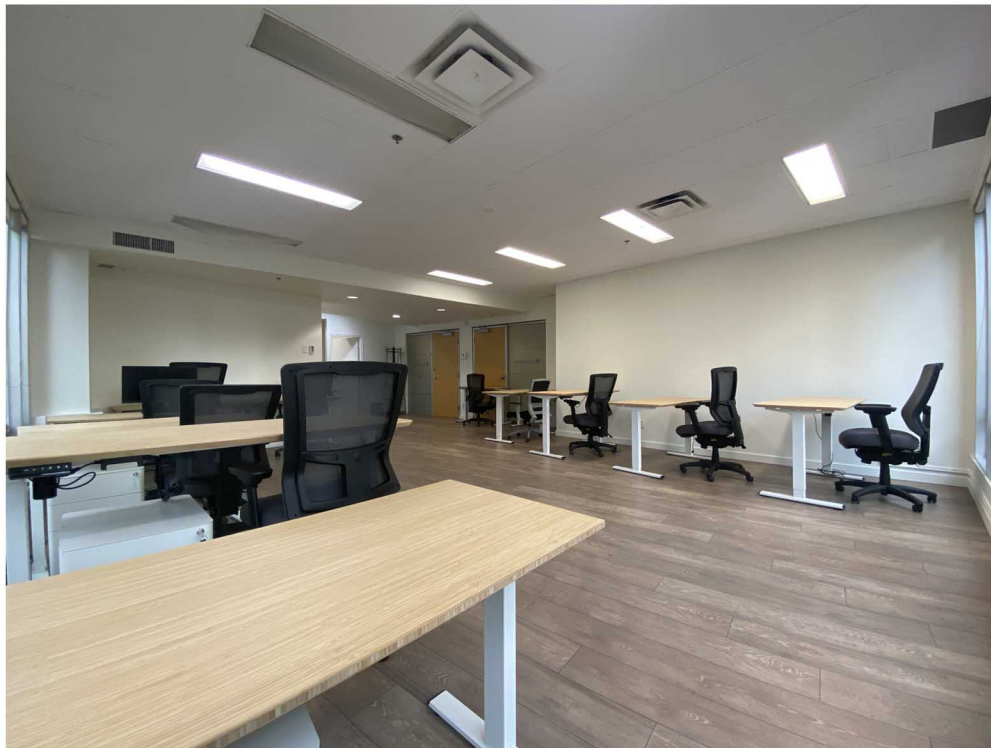
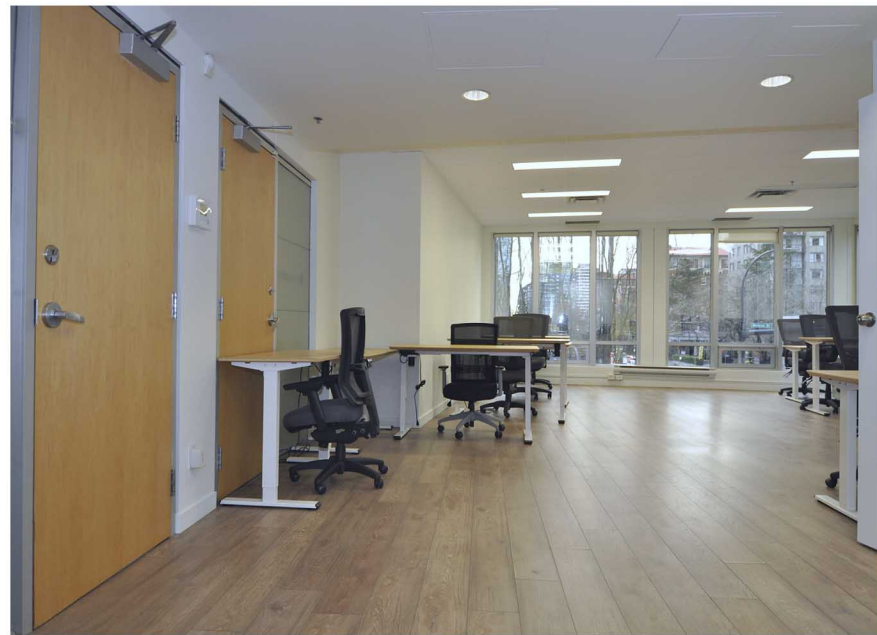
Exceptional three sided double corner end unit office in The Electra with 180 degree views looking across and down Burrard St in two directions as well as across Nelson St with views of the Wall Centre Gardens and the newly built Butterfly by Westbank. These two side by side strata units containing 1,068 sq ft (534 sq ft each) showcase 80' +/- of window wall with tilt windows all around. The space also features in unit plumbing with a kitchen and sink, ideal for medical / wellness uses or general office convenience. The unit is nicely improved with a large open workspace, boardroom and kitchen break room with all new paint and laminate flooring. A parking arrangement is available to users of The Electra across the street at \$80 per month. The building is well maintained by strata with upgrades to the common areas. There is a common shared Boardroom within an atrium space available to use for building occupants at no charge. Well located in the centre of downtown, and just 1 block away from the Court House as well as Robson Sq while being an 8 min walk to Burrard Station.

LEGAL ADDRESS	STRATA LOTS 325 & 326 PLAN LMS1866, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT	OCCUPANCY	VACANT POSSESSION
PID	024-479-977 024-479-985	STRATA FEE	\$1,016.06 MONTHLY
AREA	1,068 SQUARE FEET (Registered Strata Plan)	TAXES	\$12,082.82 (2024)
ZONING	CD-1 (322)	LIST PRICE	\$1,435,000.00



SALIENT DETAILS





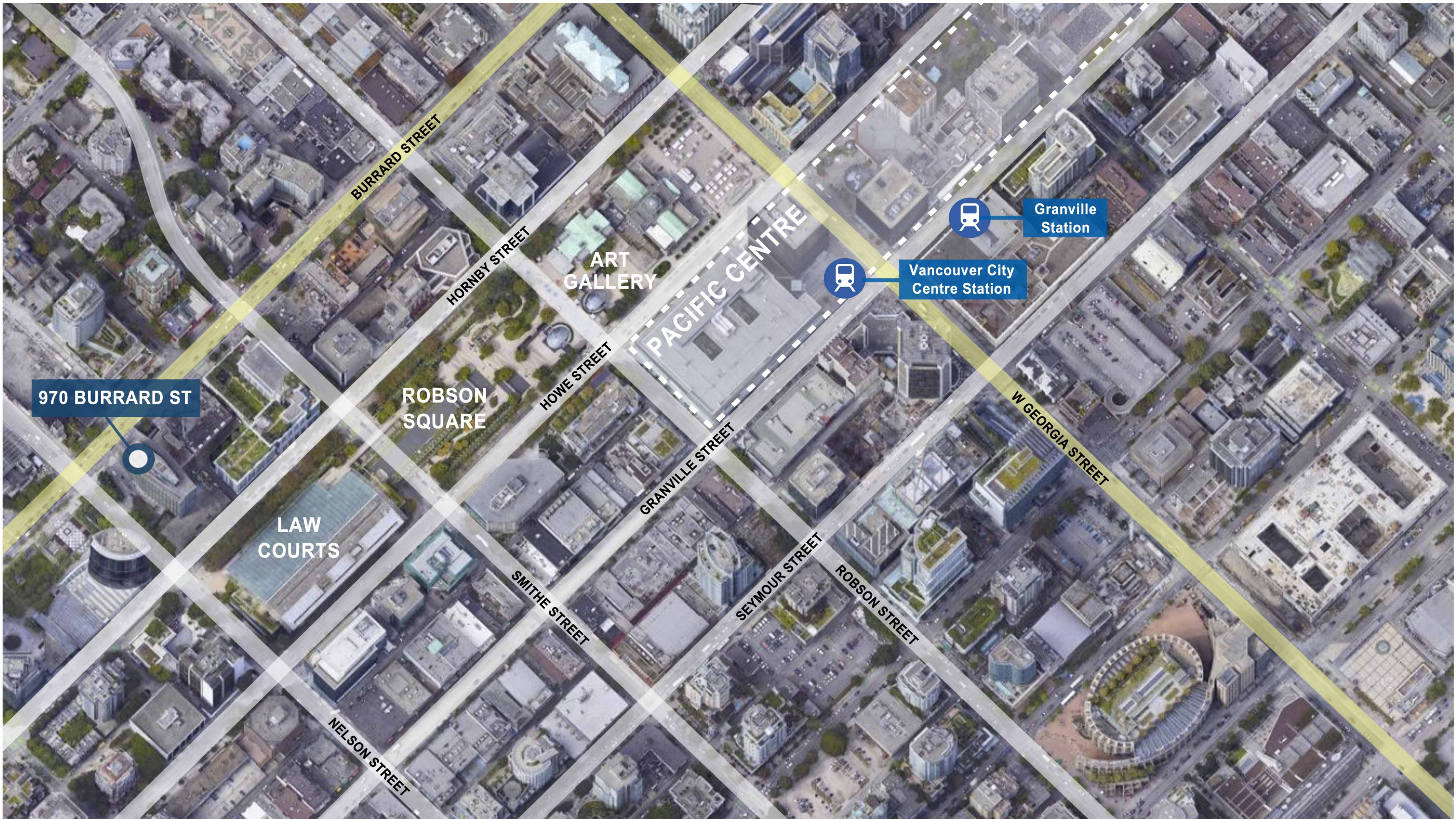
80' OF GLASS CITYSCAPES TILT WINDOWS 180° VIEWS
NATURAL LIGHT KITCHEN

THE ELECTRA

126 / 127, 970 BARRARD ST

IMAGERY





970 BURRARD ST

BURRARD STREET

HORNBY STREET

HOWE STREET

PACIFIC CENTRE

GRANVILLE STREET

SEYMOUR STREET

ROBSON STREET

W GEORGIA STREET

NELSON STREET

SMITHE STREET

ROBSON SQUARE

LAW COURTS

ART GALLERY

Granville Station

Vancouver City Centre Station

For more information, please contact:

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AERIAL MAP



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