

FOR SALE

508 - 516 & BL1 - BL3 - 500, Kingsway, Vancouver BC

Owner-user Opportunity Perfectly Suited for Medical or Education Users



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## HIGHLIGHTS

Located in Mount Pleasant, adjacent to Mount Saint Joseph Hospital, this offering includes 6 retail strata lots at Harvard Place. Positioned between Main and Fraser Street, the area blends 1900s English-style architecture with new mixed-use developments, perfect for a variety of owner occupiers. Being only 100 meters away from Mount Saint Joseph Hospital, ensures high visibility and traffic, ideal for medical, healthcare, or education owner users.

The property is at the heart of a community known for its local boutiques, artisanal eateries, and a growing population, providing a fertile ground for long-term business growth. Being situated in one of Vancouver's most desirable neighborhoods, this opportunity is unparalleled for owner-users looking to secure a long-term location in a redeveloping and rapidly growing neighbourhood.



## SALIENT FACTS

Civic Address:	508 , 512, 516 & BL1, BL2, BL3 - 500 Kingsway, Vancouver, BC
PIDs:	023-177-373, 023-177-381, 023-177-390, 023-177-586, 023-177-594, 023-177-608
Legal Description:	Strata lot 94, 95, 96, 115, 116, 117 district lot 264A group 1 New Westminster district strata plan LMS2109 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1
Occupancy:	Immediate
Unit Areas (Approximate From Strata Plan):	#508: 878 SF #512: 495 SF #516: 706 SF #BL1: 1,266 SF #BL2: 784 SF #BL3: 809 SF <hr/> Total: 4,938 SF
Zoning:	C-2
Unit Frontage (approx):	59 Feet along Kingsway
Year Built:	1995
Parking Stalls:	14 Underground
Strata Fees:	Contact Listing Agents
Property Tax:	Contact Listing Agents
Asking Price:	\$4,888,000.00 (\$989/SF)

## WALK SCORE



WALK SCORE

**Walker's Paradise**

Daily errands do not require a car



TRANSIT SCORE

**Rider's Paradise**

Transit is convenient for most trips



BIKE SCORE

**Biker's Paradise**

Flat as a pancake, excellent bike lanes

Source: [walkscore.com](https://www.walkscore.com)

