

FOR SALE

#307-1540 West 2nd Avenue, Vancouver, BC

COMMERCIAL STRATA UNIT IN VANCOUVER'S
ICONIC WATERFALL BUILDING



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ABOUT THE ARCHITECTURAL LANDMARK

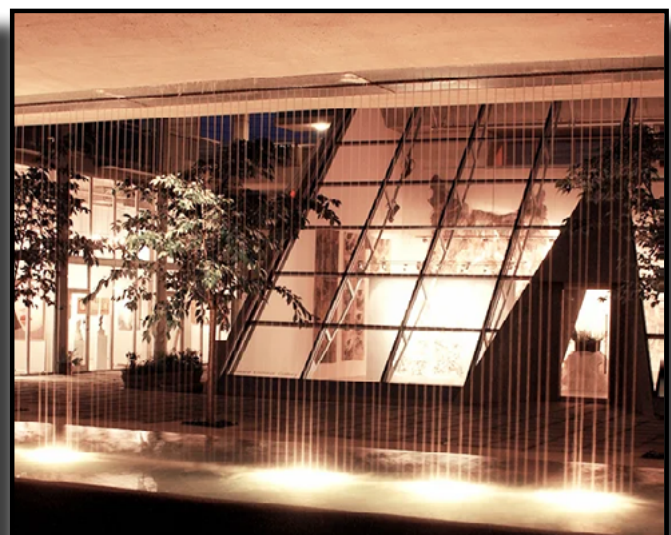
Arthur Erickson (1924–2009) is celebrated as one of Canada's most visionary architects and a leader of West Coast Modernism. His career was defined by bold modernist designs that harmonize light, concrete, glass, and landscape.

The Waterfall Building, completed in 2001, is a prime example of Erickson's approach, turning architecture into livable art. With its striking glass-and-concrete lofts arranged around a dramatic central courtyard and flowing waterfall feature, the building seamlessly blends unique industrial design with natural elements.

Erickson envisioned the Waterfall Building as more than a residence, it is a creative hub, designed for artists, entrepreneurs, and professionals who value both form and function. Its live/work zoning, open-concept lofts, and seamless indoor-outdoor flow reflect Erickson's belief that architecture should inspire creativity while connecting people to their surroundings.

The result: a one-of-a-kind landmark at the gateway to Granville Island that continues to attract design enthusiasts, innovators, and those who value owning a piece of architectural history.

Owning here means more than just a property: it is a connection to the legacy of Canada's most celebrated architect.






OPPORTUNITY

Perfect for owner-occupiers and investors alike, this live/work loft development is a modern landmark at the gateway to Granville Island. Inside the ground floor unit, you will find polished concrete floors, soaring ceilings, and walls of glass that bring in an abundance of natural light. The live/work zoning adds flexibility, making these lofts as functional as they are stylish. Currently owner-operated as an upscale hair salon.

Beyond the architecture, this property is all about location and lifestyle. Granville Island Market, the seawall, and some of Vancouver's best dining and galleries are just steps away. The building is home to a creative, entrepreneurial community that values design and connection. Opportunities here are rare, and they go quickly. If you have been waiting for a true West Coast loft experience, this is it.

LOCATION

The Waterfall Building is centrally located on West 2nd Avenue between Fir Street and the Granville Street Bridge in Vancouver's Fairview neighbourhood. Steps from Granville Island, the False Creek seawall, and minutes to Downtown, Kitsilano, and Mount Pleasant. Future transit connections at the Arbutus and Oak-VGH SkyTrain stations will further enhance accessibility.



SALIENT FACTS

Civic Address: #307–1540 West 2nd Avenue, Vancouver, BC

PID: 025-151-436

Legal Description: Strata Lot 63, DL 526, Group 1, NWD, Strata Plan LMS4510, PID: 025-151-436

Current Zoning: C2-B

Year Built: 2001

Unit Size*: Ground Level– 791 SF
Mezzanine – 217 SF
Combined Total: 1,008 SF

Parking: 1

Property Taxes (2025): \$11,935.90

Strata Fees (Monthly, 2025): \$785.71

Asking Price: \$1,388,000

*Based on professional remeasurement. Buyers to verify if deemed necessary.

HIGHLIGHTS



Owner-Occupier Loft Style Space: Flexible live/work zoning suitable for service-based businesses, retail, office, or service uses. Expansive private patio with direct ground-level exposure.



Transit & Accessibility: Situated between the future skytrain stations at Arbutus and Oak-VGH. Excellent access to main arterials such as Burrard Street, Granville Street, West Broadway and West 6th Avenue.



Retail & Lifestyle Amenities: Surrounded by premier retailers and daily convenience around False Creek Neighborhood including Granville Island, Kits Beach, Vanier Park, Vancouver General Hospital, Prado Cafe, Pacific Institute of Culinary Arts, and McLaren Vancouver.



Award-Winning Property: Designed by the famous Canadian architect Arthur Erickson and built in 2001, the Waterfall Building is truly a one of a kind piece of architecture in our beautiful city.

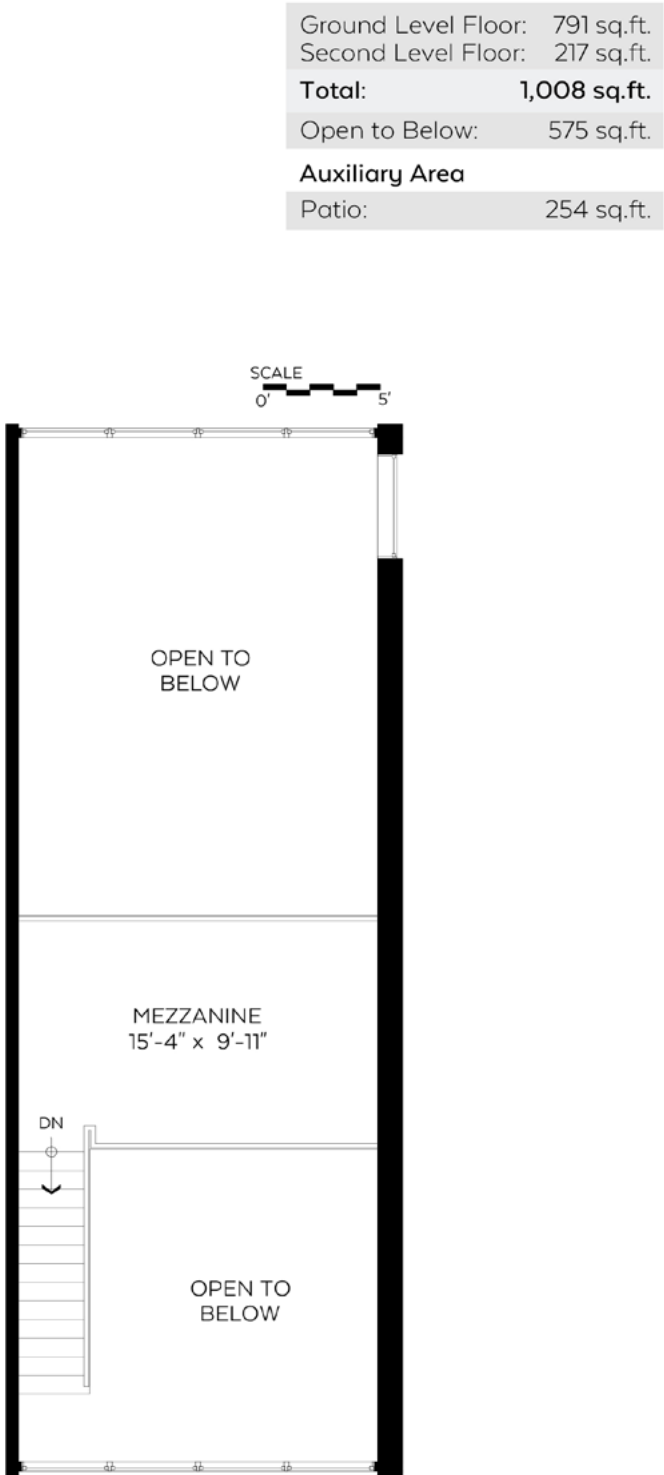
FLOOR PLAN

#307 - 1540 West 2nd Avenue
Vancouver, BC



Ground Level Floor Plan

Floor Area: 791 sq.ft.
Ceiling Height: 7'-9"



Second Level Floor Plan

Floor Area: 217 sq.ft.
Ceiling Height: 7'-8"

Ground Level Floor:	791 sq.ft.
Second Level Floor:	217 sq.ft.
Total:	1,008 sq.ft.
Open to Below:	575 sq.ft.
Auxiliary Area	
Patio:	254 sq.ft.

PROPERTY PHOTOS



Main Floor - Storefront Area



Main Floor - Flex Area



Mezzanine

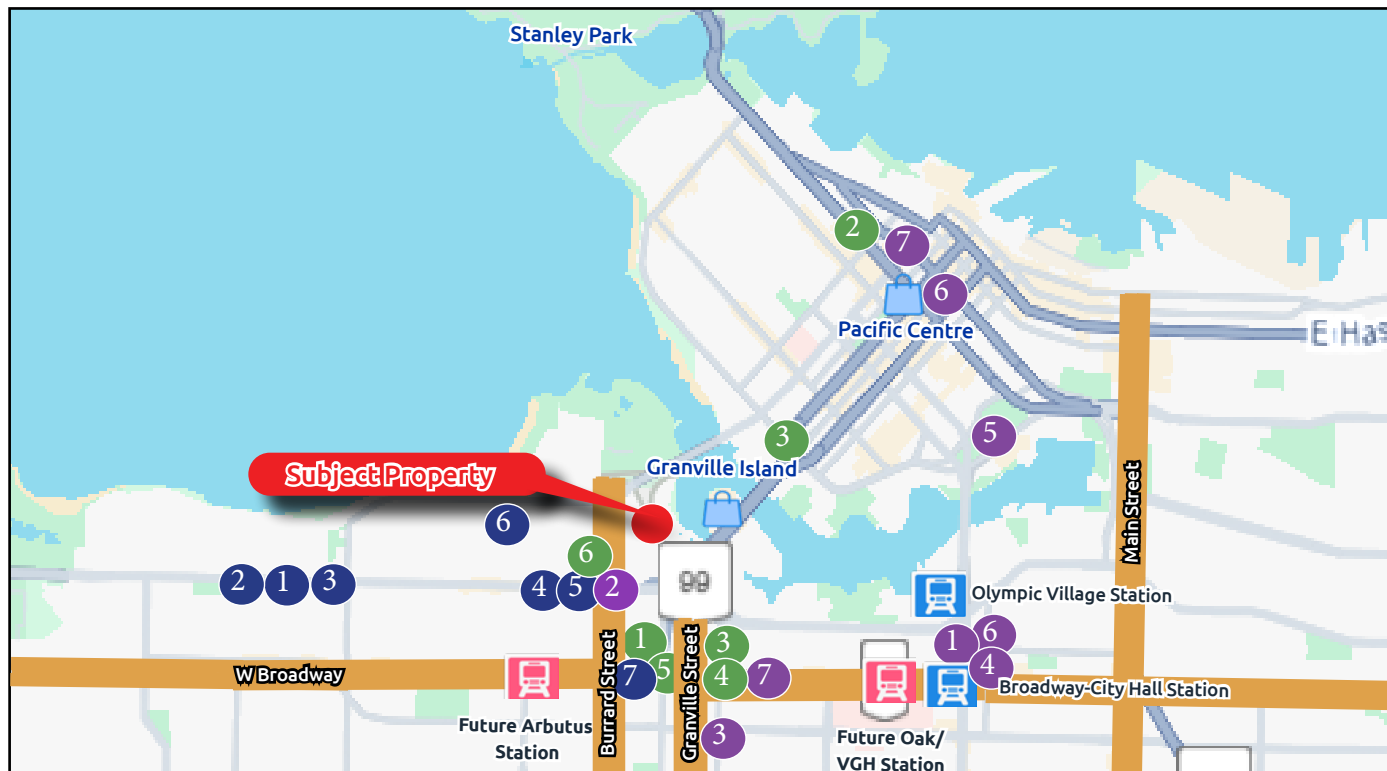


Aerial View



Patio

NEARBY AMENITIES



● RESTAURANTS & GROCERS

1. Whole Foods
2. Safeway
3. Jam Cafe
4. Purebread
5. Ramen Danbo
6. Kits Food Market
7. Earls Kitchen + Bar

● RETAIL

1. Canadian Tire
2. Lululemon
3. Pottery Barn
4. Home Depot
5. Costco
6. Winners
7. Staples

● SERVICES

1. Carter Honda
2. Equinox
3. Scotiabank
4. FYidoctors
5. FedEx ShipCentre
6. TD Bank

● Subject Property

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