

AVISON
YOUNG

For Sale or Lease

827 Hamilton Street
Vancouver, BC



An exceptional opportunity to lease or purchase a two-storey heritage-style medical building in the heart of Yaletown

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Location

This standalone medical office building, built in 1998, is situated in the vibrant Yaletown neighborhood, just a stone's throw from the central business district. Its heritage character adds a unique charm, making it a standout property. The location is further enhanced by its close proximity to Robson Street, offering easy access to a variety of shopping and dining options. Additionally, the property is located a short 8-minute walk from the Expo and Canada Line stations providing easy access to public transportation. This combination of features makes it an attractive opportunity for medical professionals looking to establish their practice in a bustling, well-connected area.

Property highlights

-  Heritage style building
-  Open area for reception
-  Multiple treatment rooms
-  Kitchenette
-  Sprinklers/HVAC
-  Easy access to public transportation
-  Gated entrance



COURTYARD ENTRANCE

Property details

PIDS
024-139-939

ZONING
CD-1

PROPERTY TAXES
\$24,562.20 (2025)

BUILDING SF
1,550 sf

YEAR BUILT
1998

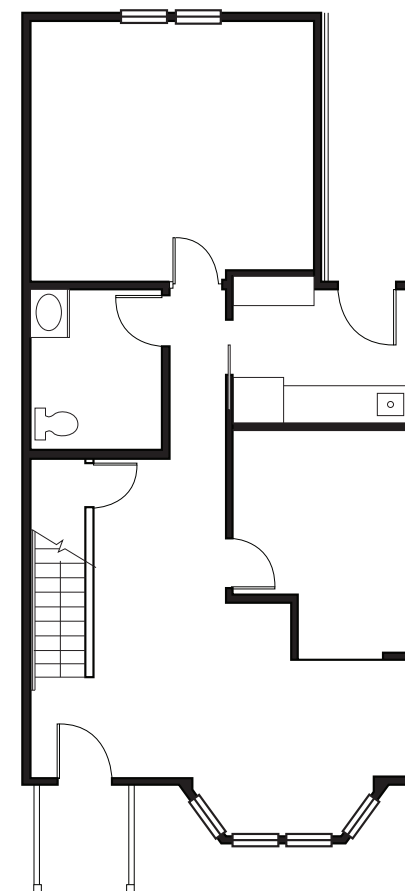
PARKING
Two stalls

AVAILABLE
Immediately

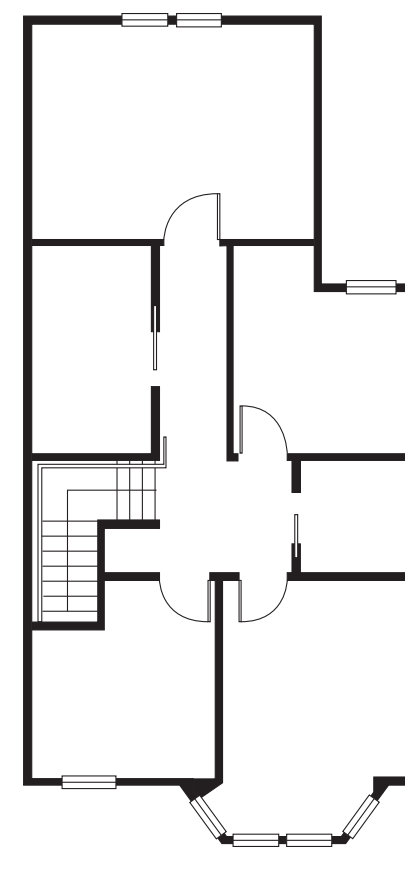
ADDITIONAL RENT
\$27.60 psf (2026 estimate)

LEASE RATE
Please contact listing agents

SALE PRICE
Please contact listing agents



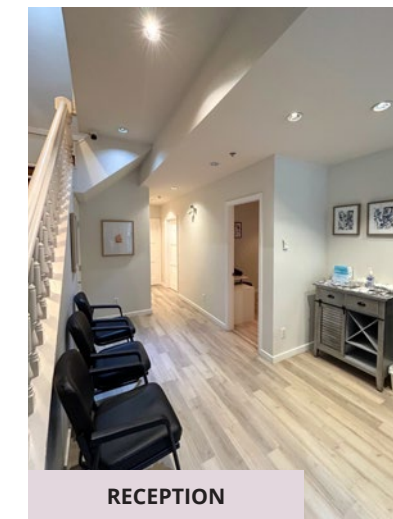
GROUND FLOOR



SECOND FLOOR



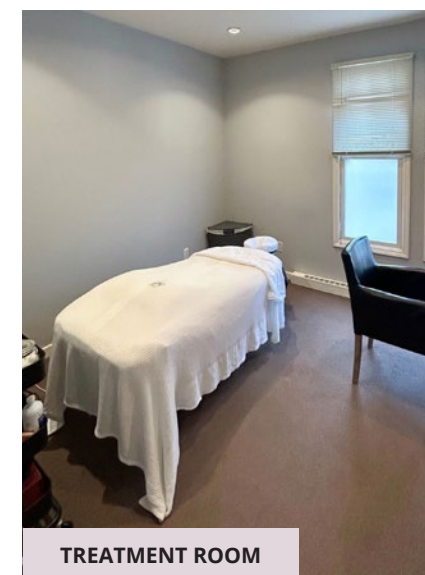
TREATMENT ROOM



RECEPTION



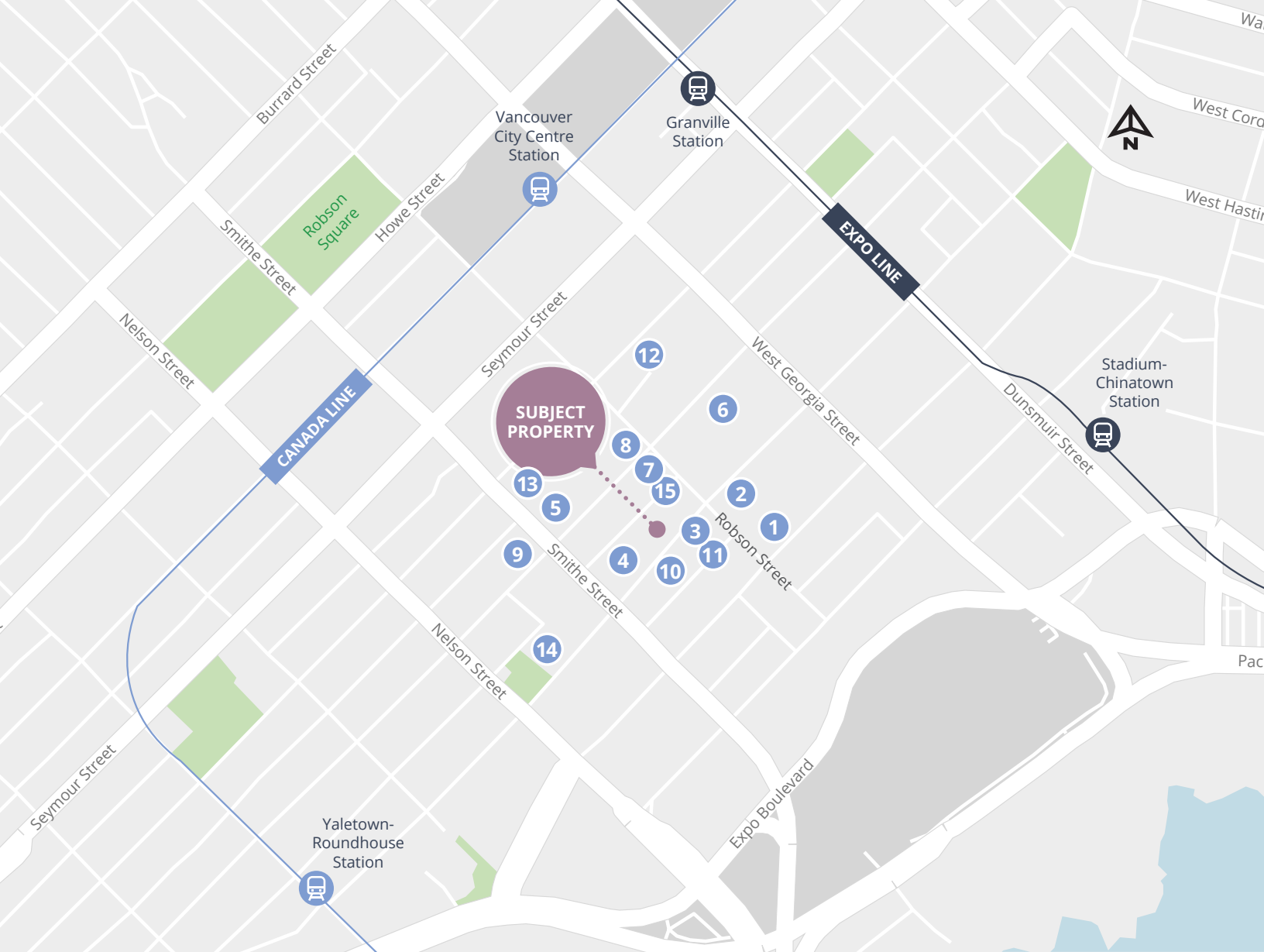
TREATMENT ROOM



TREATMENT ROOM



SECOND FLOOR



Nearby amenities

- | | | |
|-----------------------|-----------------------------------|-----------------------------|
| 1. Waves Coffee House | 6. Vancouver Public Library | 11. Subway |
| 2. McDonald's | 7. Chipotle Mexican Grill | 12. Cafe Medina |
| 3. Original Joe's | 8. Body Energy Club | 13. Kafka's Coffee Roasting |
| 4. Ride Cycle Club | 9. Tutto Italian Restaurant & Bar | 14. Ignite Pizzeria |
| 5. Social Corner | 10. Dulcey Patisserie | 15. Dante Italian Sandwich |

Contact for more information

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