

BUILDING BROCHURE

LANDMARK 33

1009 Expo Blvd. · Vancouver, BC V6Z 2V9 · Yaletown



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7 FOR SALE
FROM \$626,800

16 SOLD · 12 MO
\$530,000–\$1,240,000



Unit Mix

1 Bedroom

41 units
594 – 802 sf
from \$520,000

2 Bedroom

35 units
695 – 2,177 sf
from \$610,000

3 Bedroom

11 units
1,008 – 1,541 sf
from \$840,000

For Sale in Landmark 33 & Complex

7 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,349,000	3 / 2	1027 sf	\$1,314	307 1009 EXPO BOULEVARD
\$1,098,000	2 / 2	1008 sf	\$1,089	3707 1009 EXPO BOULEVARD
\$789,000	2 / 2	900 sf	\$877	1007 1008 CAMBIE STREET
\$689,000	1 / 1	721 sf	\$956	2901 1008 CAMBIE STREET
\$689,000	2 / 1	725 sf	\$950	2801 1008 CAMBIE STREET
\$629,000	1 / 1	677 sf	\$929	1609 1009 EXPO BOULEVARD
\$626,800	1 / 1	612 sf	\$1,024	308 1008 CAMBIE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$840,000	3 / 2ba	1008 sf	\$833	2026-07-19
\$530,000	1 / 1ba	594 sf	\$892	2026-06-19
\$704,000	1 / 1ba	743 sf	\$948	2026-05-22
\$615,000	1 / 1ba	677 sf	\$908	2026-05-22

Value & Financing

Price Positioning

\$1020 /sq ft

Active listings here average **\$1020/sf** vs **\$1173/sf** across Yaletown.

Mortgage Snapshot

\$3,002 /mo

Entry price (from)

\$626,800

13% below area average

20% down payment

\$125,360

Rate / amortization

5.24% · 25 yr

Estimate only — not a lending offer. Rate illustrative;
confirm with your mortgage advisor.

YEAR BUILT 1998	LEVELS 39	SUITES 535	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2995	DEVELOPER Concord Pacific
ARCHITECT Downs/archambault & Partners		MANAGEMENT Rancho Management Services (b.c.) Ltd.	

Overview

Landmark 33 - 1009 Expo Boulevard, Vancouver, BC V6Z 2V9, LMS2995 - located in Downtown of Vancouver West, near the crossroads Expo Boulevard and Nelson Street. Landmark 33 is just steps to CSIL Canadian As A Second Language Institute, Spa Beauty+Wellness Centre, Exhale Yoga Pilates & Dance Studios, Helmcken Park, Pacific Chiropractic and Massage Therapy, Bambu The Salon, Starbucks Coffee, Dairy Queen, Royal Bank, Blenz Coffee, Yaletown YYoga, 24-7 Fitness in Yaletown, Kostuik Gallery, Shoppers Drug Mart and BC PPlace. Costco, Edgewater Casino, Plaza of Nations Marina, Coopers Park with Seaside Bicycle Route, David Lam Park, Urban Fare, Roundhouse Community Arts and Recreation Centre, Emery Barnes Park, Choices Market and Contemporary Art Gallery are in the neighbourhood. Restaurants in the neighbourhood area La Terazza, Games Big Fish, Earls, Yaletown Keg Steakhouse and Bar, Urban Thai Bistro, Hapa Izakaya, Cactus Club Cafe, George Lounge, Fresh Japanese Take out, Drew Cooks and much more. Downtown Vancouver is so close to Marina Pointe Neighbourhood, you can walk or cycle to work. Library Square, the QE Theatre, Yaletown, Chinatown and Robsonstrasse are also nearby, to tempt you with memorable morsels, big-name sports, live entertainment and unique shops. The bus stops near the complex, Yaletown-Roundhouse Skytrain Station is 5-minute walk away and Stadium-Chinatown Skytrain Station is 10-minute walk away. Concord Pacific quality built Landmark 33 in 1998. This 39-level concrete building has mixed exterior finishing and full rain screen. The Landmark 33 is part of picturesque Marina Pointe that provides residents with panoramic views of False Creek and the catamarans, kayaks, dragon boats and brightly coloured Aquabuses which ply the waters of the inlet. There are 244 units in development and 535 units in strata. Landmark 33 offers elevators, underground secure parking, 24-hour concierge and membership to super club H2O that has great amenities that include a squash court, a social room, an exercise centre, indoor swimming pool, a recreation centre, a sauna and a hot tub. Most homes feature techno-design open kitchens, Euro-cabinetry, stainless steel

appliances, garburators, sculpted countertops, brushed aluminum bathroom fixtures, hardwood and slate floors, balconies and terrace access, decorative blinds and in-suite storage.

Amenities & Features

- ✓ Bike Room
- ✓ Exercise Centre
- ✓ Pool; Indoor
- ✓ Club House
- ✓ In Suite Laundry
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Heat
- ✓ Management

Location



Neighbourhood & Walkability — Yaletown

Located on the southern edge of Downtown Vancouver, Yaletown is a vibrant mix of food and shopping locations set on historic brick walkways. With a mix of cafés, restaurants, fashion boutiques, and hair salons, Yaletown is one of Vancouver's most diverse market neighbourhoods. Skyscrapers surround the historic warehouse district, creating homes for many Vancouverites. Yaletown is one of the most densely populated areas in the city, cultivating creative businesses which enjoy ...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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