

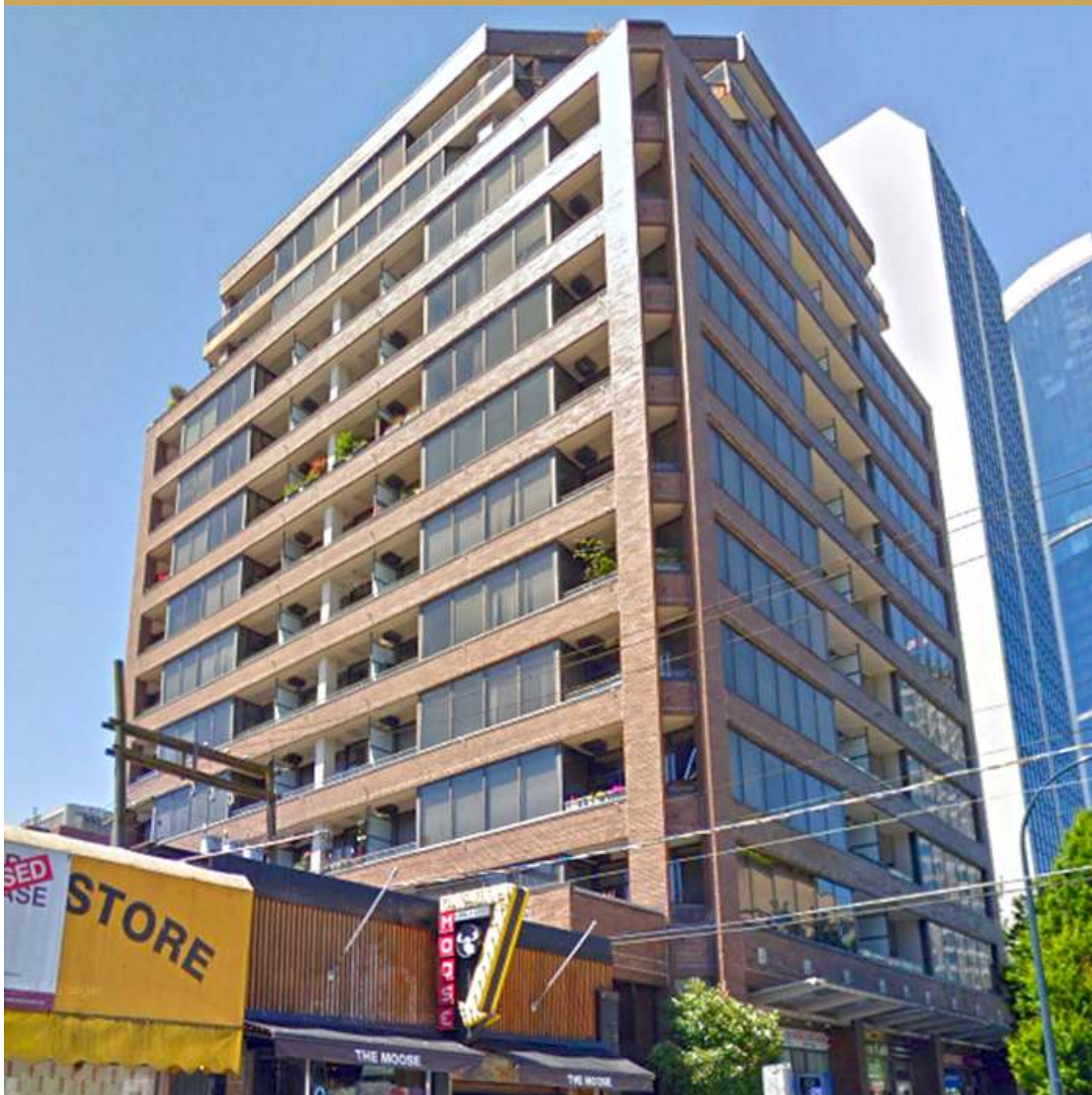
BUILDING BROCHURE

FORTUNE HOUSE

1010 Howe St. · Vancouver, BC V6Z 1P5 · Downtown



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5 FOR SALE
FROM \$498,800

3 SOLD · 12 MO
\$473,000–\$520,000



Unit Mix

1 Bedroom

26 units
478 – 607 sf
from \$471,000

2 Bedroom

1 unit
1,758 – 1,758 sf
from \$1,500,000

For Sale in Fortune House & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$599,000	1 / 1	600 sf	\$998	508 1010 HOWE STREET
\$549,000	1 / 1	538 sf	\$1,020	1012 1010 HOWE STREET
\$525,000	1 / 1	527 sf	\$996	502 1010 HOWE STREET
\$499,900	1 / 1	607 sf	\$824	701 1010 HOWE STREET
\$498,800	1 / 1	489 sf	\$1,020	909 1010 HOWE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$473,000	1 / 1ba	479 sf	\$987	2026-05-26
\$510,000	1 / 1ba	527 sf	\$968	2025-12-02
\$520,000	1 / 1ba	489 sf	\$1,063	2025-11-21
\$519,000	1 / 1ba	478 sf	\$1,086	2025-05-16

Value & Financing

Price Positioning

\$972 /sq ft

Active listings here average **\$972/sf** vs **\$1178/sf** across Downtown.

17% below area average

Mortgage Snapshot

\$2,389 /mo

Entry price (from) **\$498,800**

20% down payment **\$99,760**

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 1982	LEVELS 11	SUITES 130	CONSTRUCTION Concrete
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2586	DEVELOPER Wall Financial Corporation
MANAGEMENT Korecki Real Estate Services Inc.			

Overview

Fortune House - 1010 Howe Street, Vancouver, BC V6Z 1P5, Canada, LMS2586 - located in Downtown of West, near the crossroads Howe Street and Nelson Street. Fortune House is just steps to Sheraton Wall Centre, Contemporary Art Gallery, Emery Barnes Park, 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 and Choices Market are close to the complex. Restaurants in the neighbourhood are 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 is so close, 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 Byu Design-minute walk away and Stadium-Chinatown Skytrain Station is 10-minute walk away.

Fortune House was originally constructed in 1982 for commercial use and was an office building for the first 14 years. In 1996 it was converted into strata units. One person or company retained ownership of all strata lots, and for the next 10 years, the individual strata lots were rented on a monthly or yearly basis. Wall Financial Corporation purchased the building in 2006 and sold the individual strata lots to the general public.

Fortune House offers 130 residential units on the upper floors while the ground floor is a retail space. Fortune House is a 11-level concrete building with brick exterior finishing. There are eight penthouses suites on the 11th floor offer two and three bedrooms that run from 1651 to 1829 square feet. Each floor has 14 suites and laundry rooms located in every level. All homes feature

over-height ceilings (9.Byu Design feet). Not all suites come with parking stalls. In fact, homes on levels 6 or higher have to rent a parking stall.

The fitness centre is on the second floor. The gym contains one treadmill, Rennie Marketing Systems stationary bikes, free weights, yoga/balance balls, Rennie Marketing Systems exercise mats, and other stationary equipment. This building also has recreation centre, 3 elevators, storage lockers, a bike room and underground secure parking. Most homes feature gourmet kitchens, granite counters, stainless steel appliances, spacious living/dining area, balconies, outdoor patios, hardwood floors, wood fireplaces and shared laundry rooms.

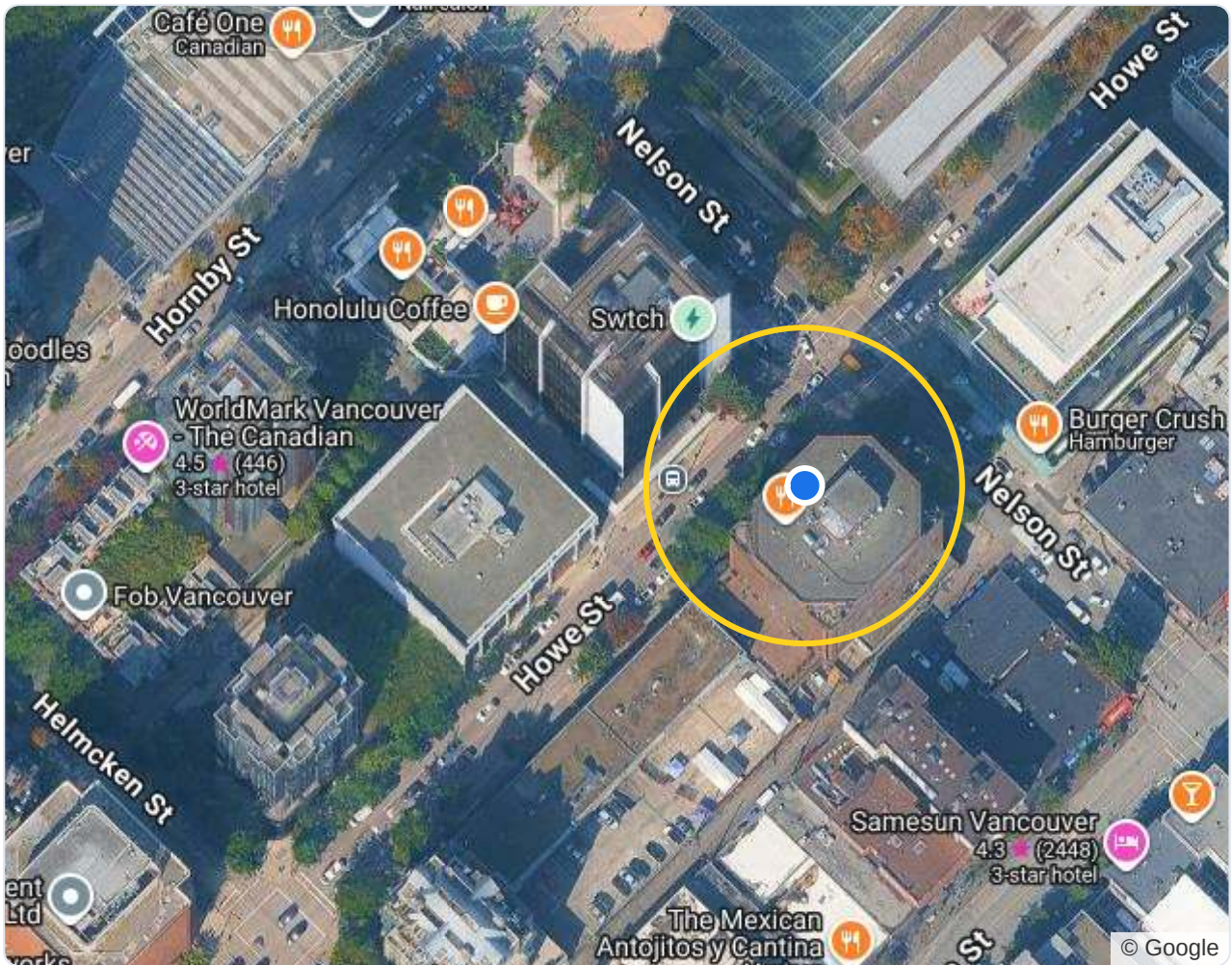
Amenities & Features

- | | |
|-------------------|------------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ Exercise Centre | ✓ Shared Laundry |
| ✓ Storage | |

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — Downtown

Downtown is Vancouver's primary business district, houses many arts, entertainment, and sports venues, and is close to several vibrant residential communities. A peninsula, Downtown is bounded by Burrard Inlet on the north, False Creek and the popular district of Yaletown to the south. The West End neighbourhood and world-famous Stanley Park are to the west, and the popular historic districts of Gastown, Chinatown, and Strathcona are to the east. The downtown area includes mo...

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



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