

BUILDING BROCHURE

PACIFIC PLAZA - 1177 PACIFIC BUILDING

1177 Pacific Blvd. · Vancouver, BC V6B 5Z3 · Yaletown



Scan to view online





1 FOR SALE
FROM \$1,080,000

2 SOLD · 12 MO
\$958,000–\$1,085,000



Unit Mix

1 Bedroom

1 unit
4,104 – 4,104 sf
from \$3,500,000

2 Bedroom

15 units
1,183 – 1,410 sf
from \$958,000

3 Bedroom

14 units
1,205 – 1,686 sf
from \$1,085,000

For Sale in Pacific Plaza – 1177 Pacific Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,080,000	2 / 2	1398 sf	\$773	404 238 ALVIN NAROD MEWS

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$958,000	2 / 2ba	1268 sf	\$756	2026-07-25
\$1,085,000	3 / 2ba	1588 sf	\$683	2026-04-06
\$988,000	2 / 2ba	1269 sf	\$779	2025-07-04
\$1,070,000	2 / 2ba	1269 sf	\$843	2024-11-04

Value & Financing

Price Positioning

\$773 /sq ft

Active listings here average **\$773/sf** vs **\$1174/sf** across Yaletown.

34% below area average

Mortgage Snapshot

\$5,172 /mo

Entry price (from) **\$1,080,000**

20% down payment **\$216,000**

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 1995	LEVELS 15	SUITES 30	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1306	DEVELOPER Concord Pacific
MANAGEMENT First Service Residential			

Overview

Pacific Plaza - 1177 Pacific Boulevard, Vancouver, BC V6B 8P5, LMS1306 - located in the Downtown area of Vancouver West, at the crossroads of Pacific Boulevard and Alvin Narod Mews. Walking distance to the CSLI Canadian As A Second Language Institute, Vancouver English Centre, Global Village English Centre, Blanche Macdonald - Atelier Campus, Language Studies International and VanWest College. Minutes to Helmcken Park, Yaletown Park, Emery Barnes Park, David Lam Park, Coopers' Park and George Wainborn Park. A short walk to La Terrazza Restaurant, Earls, Glowbal Grill & Satay Bar, Yaletown Liquor Store, Urban Thai Bistro, Blue Water Cafe + Raw Bar, Brix Restaurant. Nearby shops include Kid Proof Canada (Child Safety), Jennyfleur Loves, Ocean Drive Leather, Urban Fare, Global Atomic Designs, Basquiat and Bigtime. Also close to API Aviator Pictures, The German Watchmaker, The Vogue Theatre, Pacific Cinematheque and Empire Theatres - Empire Granville 7 Cinemas. Easy access to Stanley Park, English Bay, Rogers Arena, Vancouver Public Library, Edgewater Casino, Vancouver Art Gallery, and many other attraction.

Pacific Plaza 2 was built by Concord Pacific in 1995 and includes 26 suites on 14 floors. Pacific Plaza has 155 units in total with 38 condo units at 238 Alvin Narod Mews, 82 condo units at 283 Davie St, 26 condo units at 1177 Pacific and 9 commercial units. This concrete building with concrete exterior finishing offers two and three bedroom homes with two bathrooms. The lobby is well-maintained with marble floors has camera security available for viewing in residents' units. Pacific Plaza offers great amenities that include an indoor forty foot lap swimming pool, a hot tub, a sauna, an exercise gym, a bike room and an outdoor playground. Beautiful garden podium is located on the second level and provides a serene spot in the middle of a busy neighborhood. All Pacific Plaza condos include floor-to-ceiling windows, in-suite laundry and secure parking. Many kitchens have the standard white appliances and linoleum counters while others have been upgraded to granite counters and high-end stainless steel appliances. Security features include camera surveillance at the front entrance and garage with a closed circuit feed to all the suites in the building so you can watch from your apartment and gated underground parking.

The building actually has an underground connection to the Canada line station (its the only complex that has that), through the parkade. Building inhabitants use this regularly if its raining or if they are in a real rush. It came about accidentally, as an unintended side-effect of eliminating an originally planned elevator from the designs for the station; as a result, the same elevator services the station and the public parkade under our complex, and we have the connection to the station.

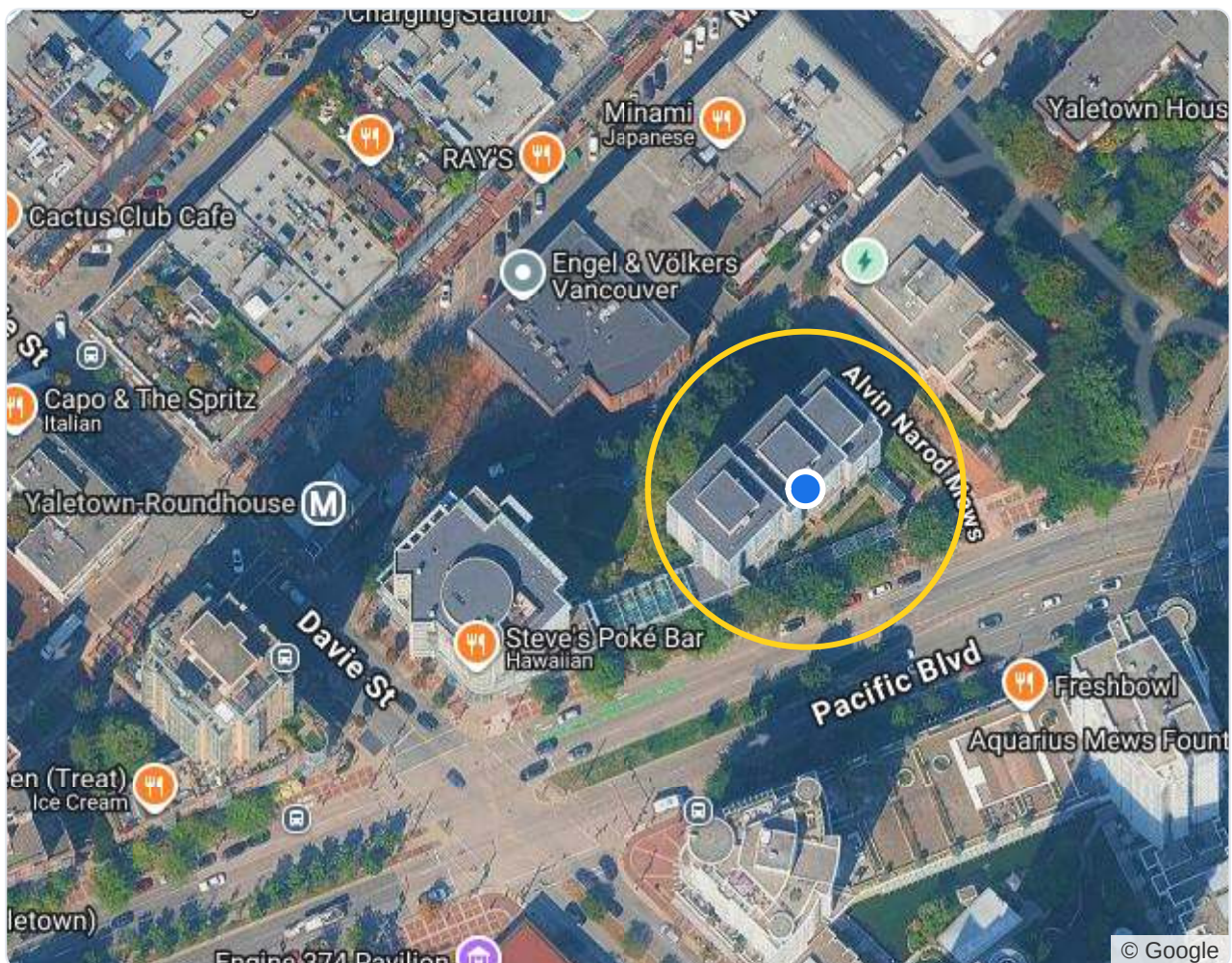
Amenities & Features

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

Maintenance Fees Include

- ✓ Cable/satellite
- ✓ Gardening
- ✓ Management
- ✓ Caretaker
- ✓ Hot Water
- ✓ Recreation Facility

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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