

BUILDING BROCHURE

# PARK PLAZA - 1188 RICHARDS BUILDING

1188 Richards St. · Vancouver, BC V6B 3E6 · Yaletown



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**4** FOR SALE  
FROM \$450,000

**3** SOLD · 12 MO  
\$609,000–\$660,000



## Unit Mix

### Studio

16 units  
403 – 441 sf  
**from \$420,000**

### 1 Bedroom

20 units  
400 – 740 sf  
**from \$528,000**

### 2 Bedroom

9 units  
758 – 915 sf  
**from \$709,000**

### 3 Bedroom

3 units  
1,351 – 1,510 sf  
**from \$1,400,000**

## For Sale in Park Plaza - 1188 Richards Building & Complex

4 currently active

| ASKING           | BEDS / BATHS | SIZE   | \$/SF   | UNIT / ADDRESS            |
|------------------|--------------|--------|---------|---------------------------|
| <b>\$899,000</b> | 2 / 2        | 904 sf | \$994   | 1003 1188 RICHARDS STREET |
| <b>\$709,000</b> | 2 / 1        | 758 sf | \$935   | 2203 1188 RICHARDS STREET |
| <b>\$599,800</b> | 1 / 1        | 615 sf | \$975   | 606 1188 RICHARDS STREET  |
| <b>\$450,000</b> | — / 1        | 420 sf | \$1,071 | 2101 1188 RICHARDS STREET |

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE   | \$/SF   | DATE       |
|------------------|---------|--------|---------|------------|
| <b>\$660,000</b> | 1 / 1ba | 733 sf | \$900   | 2026-06-09 |
| <b>\$609,000</b> | 1 / 1ba | 628 sf | \$970   | 2026-04-14 |
| <b>\$655,000</b> | 1 / 1ba | 643 sf | \$1,019 | 2025-09-29 |
| <b>\$458,000</b> | — / 1ba | 408 sf | \$1,123 | 2025-06-18 |

## Value & Financing

Price Positioning

Mortgage Snapshot

**\$994** /sq ft

Active listings here average **\$994/sf** vs **\$1173/sf** across Yaletown.

**15% below area average**

**\$2,155** /mo

Entry price (from) **\$450,000**

20% down payment **\$90,000**

Rate / amortization **5.24% · 25 yr**

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

|                                                |                                         |                               |                                                   |
|------------------------------------------------|-----------------------------------------|-------------------------------|---------------------------------------------------|
| YEAR BUILT<br><b>1995</b>                      | LEVELS<br><b>24</b>                     | SUITES<br><b>186</b>          | CONSTRUCTION<br><b>Concrete</b>                   |
| EXTERIOR<br><b>Concrete</b>                    | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS2174</b> | DEVELOPER<br><b>Pacific Columbia Estates Inc.</b> |
| MANAGEMENT<br><b>First Service Residential</b> |                                         |                               |                                                   |

## Overview

Park Plaza - 1188 Richards Street, Vancouver, BC V6B 3E6 - LMS2174. Located in the Downtown area of Vancouver West, at the crossroads of Richard Street and Davie Street. Park Plaza is a high-rise building, built in 1995 with 186 unit over 24 levels. Building features include elevator access, an exercise center, a whirlpool/hot tub, sauna/steam room, and in-suite laundry.

Park Plaza is in the heart of Yaletown, steps to the Skytrain station, restaurants, Choice supermarket and the seawall. Across the street from Emery Barnes Park. Easy acces to many schools, including Rhodes Wellness College, Language Studies International, Tom Lee Music, CSLI Canadian As A Second Language Institute, Pattison High School, Vancouver English Centre, VanWest College, Global Village English Centre, University Of British Columbia and Canadian College of English Language. A short walk to Emery Barnes Park, Helmcken Park, Yaletown Park, David Lam Park, May & Lorne Brown Park, George Wainborn Park, Nelson Park, Coopers' Park and Sunset Beach Park. Nearby restaurants and grocery stores include The Elbow Room Cafe, Juno Vancouver Sushi Bistro, The Corner, Nuba Cafe, Yamato Sushi Restaurant, Howard, Two Parrots Perch and Grill, Best Western Chateau Granville, Twisted Fork Bistro, Brix Restaurant, Choices Market, Granville Food Market, Body Energy Club, Stop N Go Convenience Store, Drake Market, Nesters Market, Ash Market, Foodness, H-Mart Downtown and Marketplace IGA. Easy access to Stanley Park, English Bay, Rogers Arena, Vancouver Public Library, Edgewater Casino, Vancouver Art Gallery, and many other attractions.

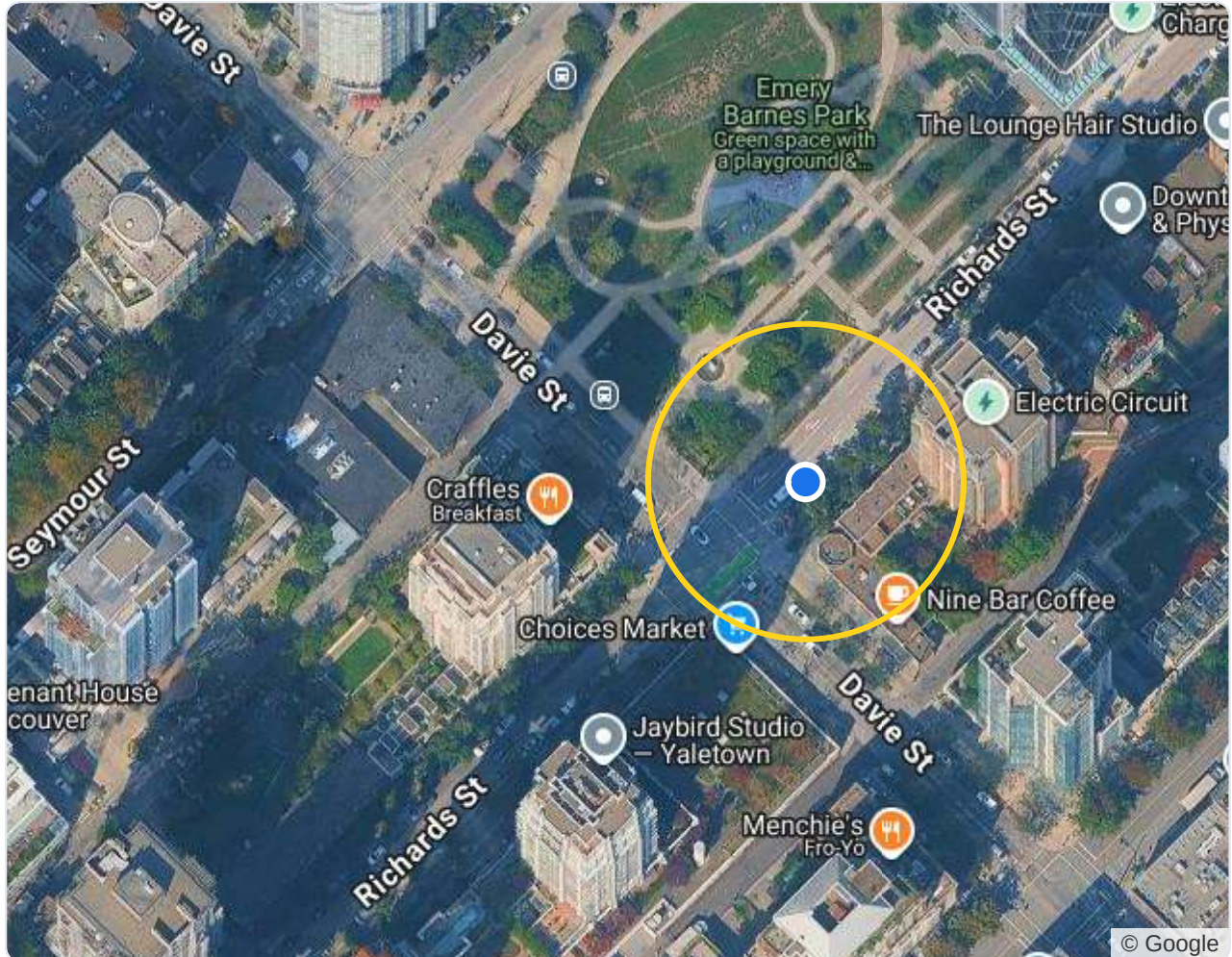
## Amenities & Features

- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Sauna/steam Room
- ✓ Whirlpool/hot Tub

## Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Garbage Pickup
- ✓ 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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