

BUILDING BROCHURE

PARK PLAZA - 1198 RICHARDS BUILDING

1198 Richards St. · Vancouver, BC V6B 5B6 · Yaletown



Scan to view online





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 - 1198 Richards Building & Complex

4 currently active

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

Recently Sold in this Building

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

Value & Financing

Price Positioning

Mortgage Snapshot

\$994 /sq ft

Active listings here average **\$994/sf** vs **\$1174/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

1995

LEVELS

3

SUITES

8

CONSTRUCTION

Concrete

EXTERIOR

Brick

TITLE TO LAND

Freehold Strata

STRATA PLAN

LMS2174

DEVELOPER

**Pacific Columbia
Estates Inc.**

MANAGEMENT

Strataco Management Ltd.

Overview

Park Plaza - 1198 Richards Street, Vancouver, BC V6B 5B6, Canada, strata plan LMS2174. This townhouse is part of the Park Plaza, comprise of 8 units, 3 levels and was built in 1995.

Crossroads are Richards Street and Davie Street, in the Downtown West neighbourhood of Vancouver. Direct access to major transportation routes allows an easy commute to surrounding destinations including Downtown Vancouver.

Walking distance to Elsie Roy Elementary School, Roberts Annex Elementary School, False Creek Elementary School, Lord Roberts Elementary School, King George High School, Yaletown Montessori Preschool, Dotoyhy Lam Children Centre Family Pla, Elsir Roy Our of School Care and banks. Nearby parks include Emery Barnes Park, David Lam Park and Helmcken Park, Roundhouse Park and Cooper's Park. The main tower at 1188 Richards Street is accompanied by 8 townhomes at 1198 Richards, 1196 Richards, 1194 Richards, 1192 Richards, 1180 Richards, 1190 Richards, 1186 and 1182 Richards.

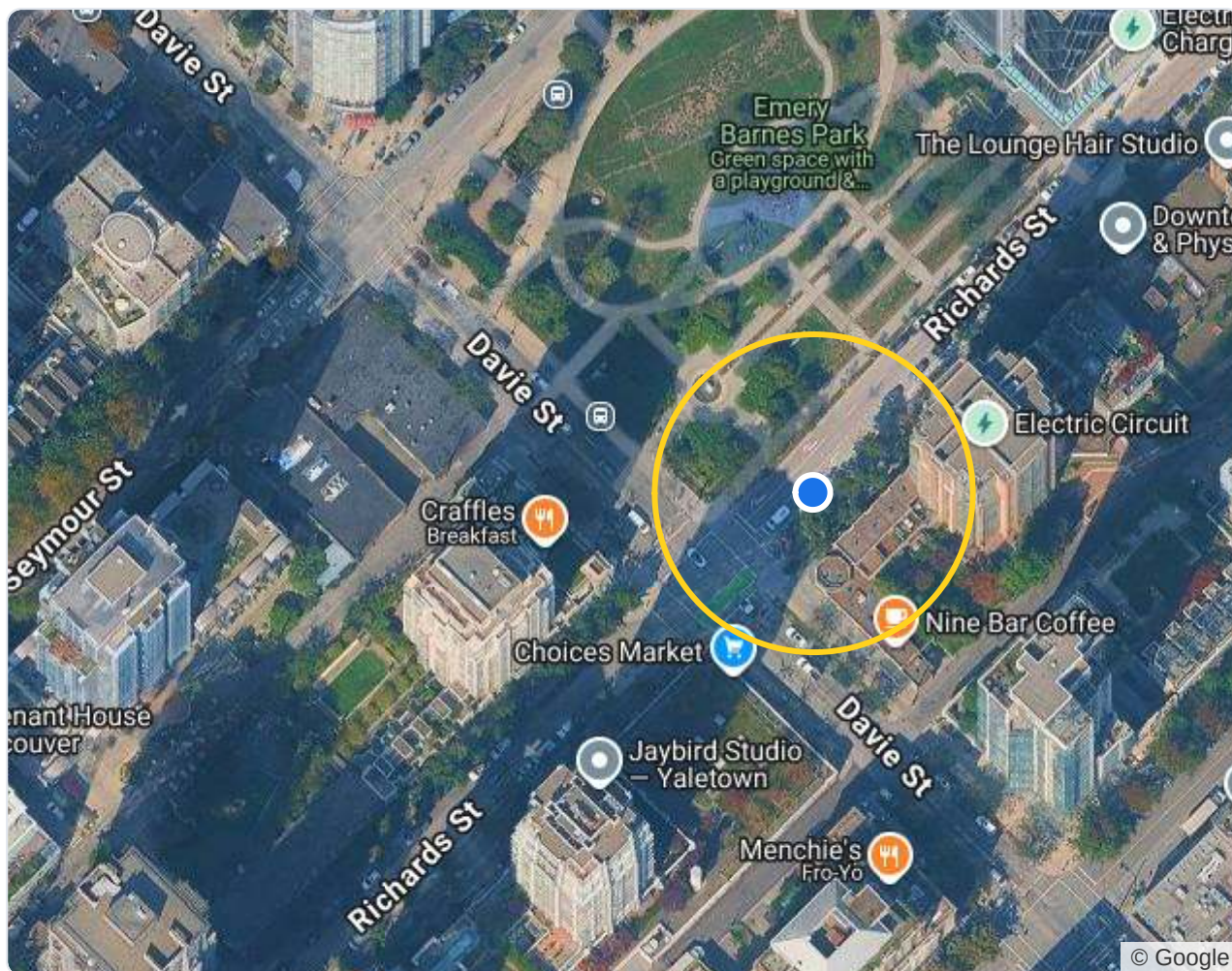
Amenities & Features

- ✓ Bike Room
- ✓ Sauna/steam Room
- ✓ Elevator
- ✓ Exercise Centre
- ✓ Garden

Maintenance Fees Include

- ✓ Management
- ✓ Sewer

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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