

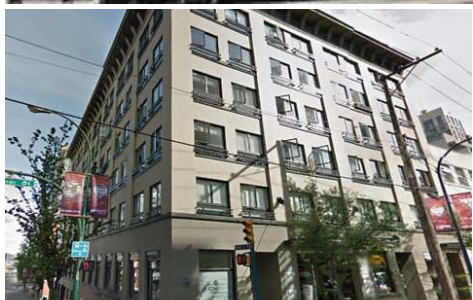
BUILDING BROCHURE

MURCHIES BUILDING

1216 Homer St. · Vancouver, BC V6B 6K5 · Yaletown



Scan to view online



1 FOR SALE
FROM \$475,000

3 SOLD · 12 MO
\$470,000–\$768,000


12-MO SOLD TREND
-9.8

Unit Mix

Studio

9 units
399 – 515 sf
from \$450,000

1 Bedroom

7 units
516 – 813 sf
from \$470,000

For Sale in Murchies Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$475,000	— / 1	462 sf	\$1,028	512 1216 HOMER STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$470,000	1 / 1ba	548 sf	\$858	2026-04-10
\$768,000	1 / 1ba	813 sf	\$945	2026-02-17
\$510,000	— / 1ba	469 sf	\$1,087	2025-11-14
\$675,000	1 / 1ba	693 sf	\$974	2025-04-04

Value & Financing

Price Positioning

\$1028 /sq ft

Active listings here average **\$1028/sf** vs **\$1173/sf** across Yaletown.

12% below area average

Mortgage Snapshot

\$2,275 /mo

Entry price (from) **\$475,000**

20% down payment **\$95,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1997	LEVELS 6	SUITES 59	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2686	ARCHITECT Bingham Hill Architects
MANAGEMENT First Service Residential			

Overview

Murchies Building - 1216 Homer Street, Vancouver, BC V6B 6K5, LMS2686 - located in Downtown of Vancouver West, at the crossroads Homer Street and Davie Street. Murchies Building is just steps to Helmcken Park, Emery Barnes Park, Starbucks Coffee and Blenz Coffee. Walking distance to Pacific Cinematheque, Wall Centre, Language Studies International, Royal Bank, Scotia Bank, Spa, Emery bams Par and UBC Robson Square. Walking distance to waterfront, Seawall, David Lam Park, Quayside Marina at Concord Pacific Place, Scotiabank Dance Center, Vancouver International Film Center, CSIL Canadian As A Second Language Institute, Spa Beauty+Wellness Centre, Exhale Yoga Pilates & Dance Studios, Pacific Chiropractic, Massage Therapy, Bambu The Salon, Starbucks Coffee, Dairy Queen, Blenz Coffee, Yaletown Yyoga, 24-7 Fitness in Yaletown, Kostuik Gallery, Shoppers Drug Mart, BC PLace, Costco, Edgewater Casino, Plaza of Nations Marina, Coopers Park with Seaside Bicycle Route, Urban Fare, Roundhouse Community Arts and Recreation Centre, Choices Market and Contemporary Art Gallery are within minutes of walk. 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. The bus stops near the complex and Yaletown-Roundhouse Skytrain Station is only steps from the complex. The Murchies Building was built in 1912 as a warehouse. This complex was completely refurbished and renovated into 59 residential loft suites of the finest quality in 1996. This 6-level building has a concrete construction and concrete exterior finishing. Murchies Building features wheelchair access, a bike storage, in-suite laundry and a landscaped roof deck for summer BBQ. Most homes offer reclaimed wood floors, exposed concrete, an open floor plan, 9' high ceilings, traditional wood heritage styled windows, gas range, separate storage, a stunning stone style fire place, lots of windows, stainless steel appliances.

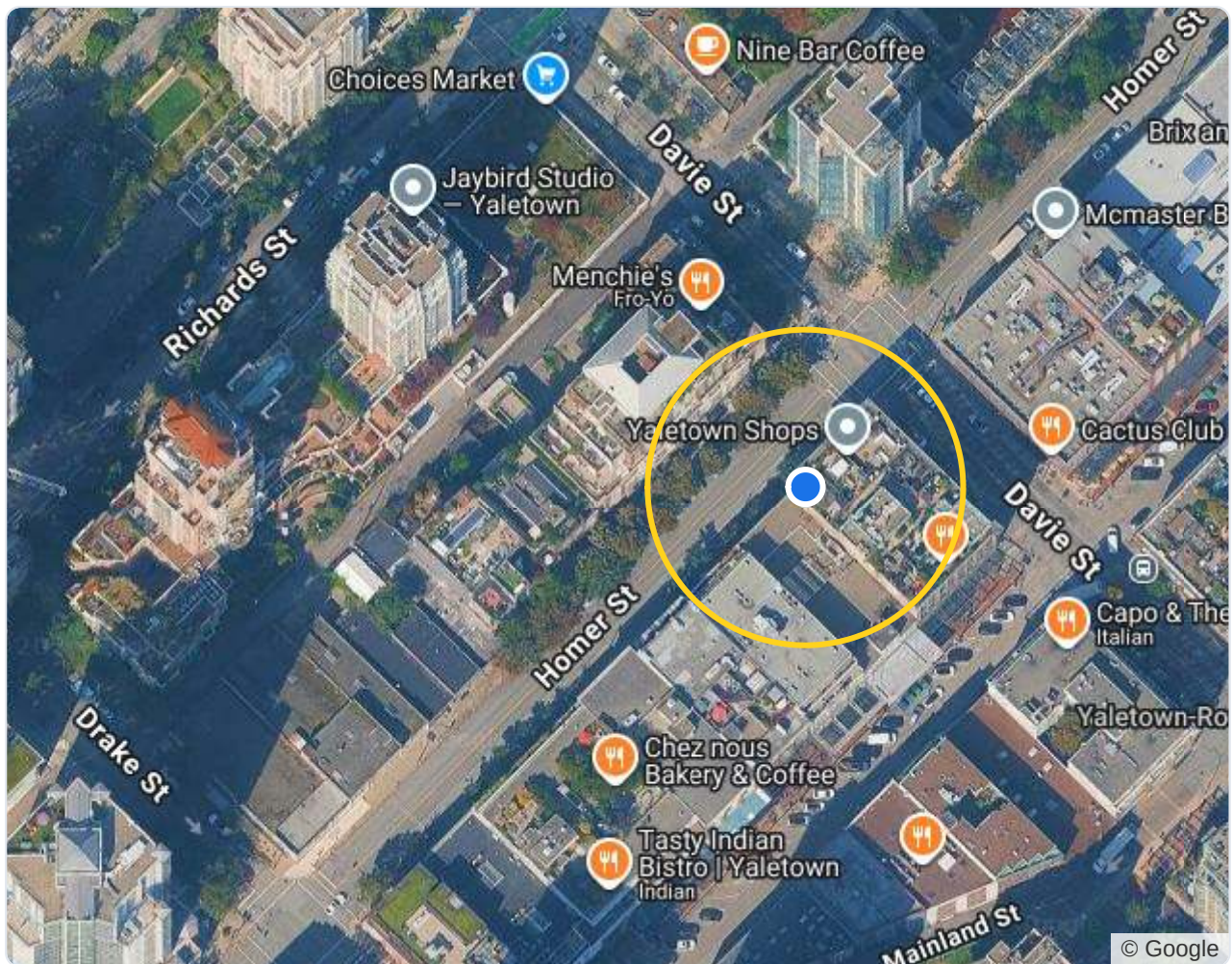
Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

- | | |
|-------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Hot Water | ✓ 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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