

BUILDING BROCHURE

THE GRAFTON

1238 Homer St. · Vancouver, BC V6B 2Y5 · Yaletown







1 FOR SALE
FROM \$765,000

2 SOLD · 12 MO
\$762,500–\$835,000

12-MO SOLD TREND
-1.4

Unit Mix

1 Bedroom

5 units

777 – 864 sf

from \$745,000

2 Bedroom

2 units

918 – 928 sf

from \$762,500

For Sale in The Grafton & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$765,000	1 / 1	822 sf	\$931	404 1238 HOMER STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$762,500	2 / 1ba	918 sf	\$831	2026-04-23
\$835,000	2 / 1ba	928 sf	\$900	2026-04-08
\$745,000	1 / 1ba	777 sf	\$959	2025-03-19
\$770,000	1 / 1ba	820 sf	\$939	2023-06-13

Value & Financing

Price Positioning

\$931 /sq ft

Active listings here average \$931/sf vs \$1174/sf across Yaletown.

21% below area average

Mortgage Snapshot

\$3,664 /mo

Entry price (from) **\$765,000**

20% down payment **\$153,000**

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 1998	LEVELS 5	SUITES 17	CONSTRUCTION Concrete
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3182	MANAGEMENT Goldstream Properties Ltd

Overview

The Grafton - 1238 Homer Street, Vancouver, BC V6B 2Y5. Strata Plan LMS3182. Located in Downtown area of Vancouver West, near the crossroads of Homer Street and Davie Street. The Grafton is a medium-sized building, built in 1999 with 30 units over 5 levels. Building features include in-suite laundry, underground parking, storage, elevator access, rooftop garden, gas fireplaces, and a security gate and enterphone at the main entrance. The Grafton was constructed with concrete and steal, has exposed wood beams and columns, hardwood floors, recessed and track halogen lighting, a brushed metal entry door, and heritage brick features. Truly a luxurious yet historic building in Yaletown. Steps to JJ Bean Coffee Roasters, Society Dining Lounge, Simply Thai Restaurant, Rodney's Oyster House, Cactus Club Cafe, Hapa Izakaya, Ki-Isu Japanese Restaurant and Brix Restaurant. Walking distance to Rhodes Wellness College and Pattison High School. A short drive away to Kaushansky M Dr, Loop Pharmacy Jobs, CanAm Global Enterprises, Yaletown Acupuncture and Urban Chiropractic INC & Wellness, ARC Chiropractic and Orthotics, Jeffrey Fisher Counselling, Glow Acupuncture and Wellness Center, Coast Medical and Khatsahlano Medical Clinic. Steps to public transit bus routes. Easy access to Stanley Park, English Bay, Rogers Arena, Vancouver Public Library, Edgewater Casino, Vancouver Art Gallery, and many other great attractions.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ 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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