

BUILDING BROCHURE

METROPOLIS

1238 Richards St. · Vancouver, BC V6B 6M6 · Yaletown



Scan to view online



2 FOR SALE
FROM \$1,068,000

8 SOLD · 12 MO
\$509,000–\$3,000,000


12-MO SOLD TREND
-12.1

Unit Mix

Studio 3 units 470 – 504 sf from \$500,000	1 Bedroom 20 units 643 – 1,080 sf from \$575,000	2 Bedroom 10 units 782 – 1,585 sf from \$860,000	3 Bedroom 3 units 1,504 – 2,688 sf from \$1,749,000
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For Sale in Metropolis & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,749,000	3 / 2	1504 sf	\$1,163	2601 1238 RICHARDS STREET
\$1,068,000	1 / 1	947 sf	\$1,128	608 1238 RICHARDS STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$775,000	1 / 1ba	839 sf	\$924	2026-06-29
\$1,135,000	2 / 2ba	1167 sf	\$973	2026-05-13
\$2,200,000	2 / 2ba	1552 sf	\$1,418	2026-05-09
\$575,000	1 / 1ba	643 sf	\$894	2026-04-17

Value & Financing

Price Positioning

\$1145 /sq ft

Active listings here average **\$1145/sf** vs **\$1178/sf** across Yaletown.

3% below area average

Mortgage Snapshot

\$5,115 /mo

Entry price (from) **\$1,068,000**

20% down payment **\$213,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1998	LEVELS 28	SUITES 100	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3380	DEVELOPER Rize
ARCHITECT Stuart Howard Architects Inc.		MANAGEMENT Self Managed	

Overview

Metropolis - 1238 Richards Street, Vancouver, BC V6B 1S2, LMS3380 - located in Downtown area of Vancouver West, near the crossroads Richards Street and Davie Street. Metropolis is just steps to Choices Market, Emery Barnes Park and Vancouver International Film Centre. Helmcken Park, Starbucks Coffee, Blenz Coffee, Pacific Cinematheque, Wall Centre, Language Studies International, Royal Bank, Scotia Bank, Spa and UBC Robson Square, Seawall, David Lam Park, Quayside Marina at Concord Pacific Place, Scotiabank Dance Center, CSIL Canadian As A Second Language Institute, Spa Beauty+Wellness Centre, Exhale Yoga Pilates & Dance Studios, Pacific Chiropractic, Massage Therapy, Bambu The Salon, Dairy Queen, Blenz Coffee, Yaletown YYoga, 24-7 Fitness in Yaletown, Kostuik Gallery, Shoppers Drug Mart, BC PLace, Urban Fare, Roundhouse Community Arts and Recreation Centre and Contemporary Art Gallery. 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 less than 5-minute walk from the complex. Rize Alliance Properties quality built Metropolis in 1998. This 28-level concrete building has concrete exterior finishing and full rain screen. There are 100 units in development and in strata. Formerly the historical Canadian Linen Building, the Metropolis initiated the heritage revitalization agreement that allowed additional floor area while protecting heritage significant structures. Almost all suites are 2 level lofts, but you also can find condos and penthouses in this building. Metropolis offers one and two bedroom suites with one and two bathrooms. This top-notch tower features 1928 heritage settings, Art Deco Architecture, Russian Constructivist styling, 16' ceilings, double-heights suites with furnished mezzanines, upper loft bedrooms, two-bedroom suites with fireplaces, two-level penthouses, Ebony cabinetry and appliances, coloured-washed concrete floors with inlaid zinc, copper-finished countertops, hardwood floors and sisal carpets, granite countertops and stainless steel appliance upgrades, subterranean parking and food/retail market place. Metropolis offers great amenities that include a jacuzzi, an exercise room, bike storage, a large manicured roof garden, in-suite laundry and elevators.

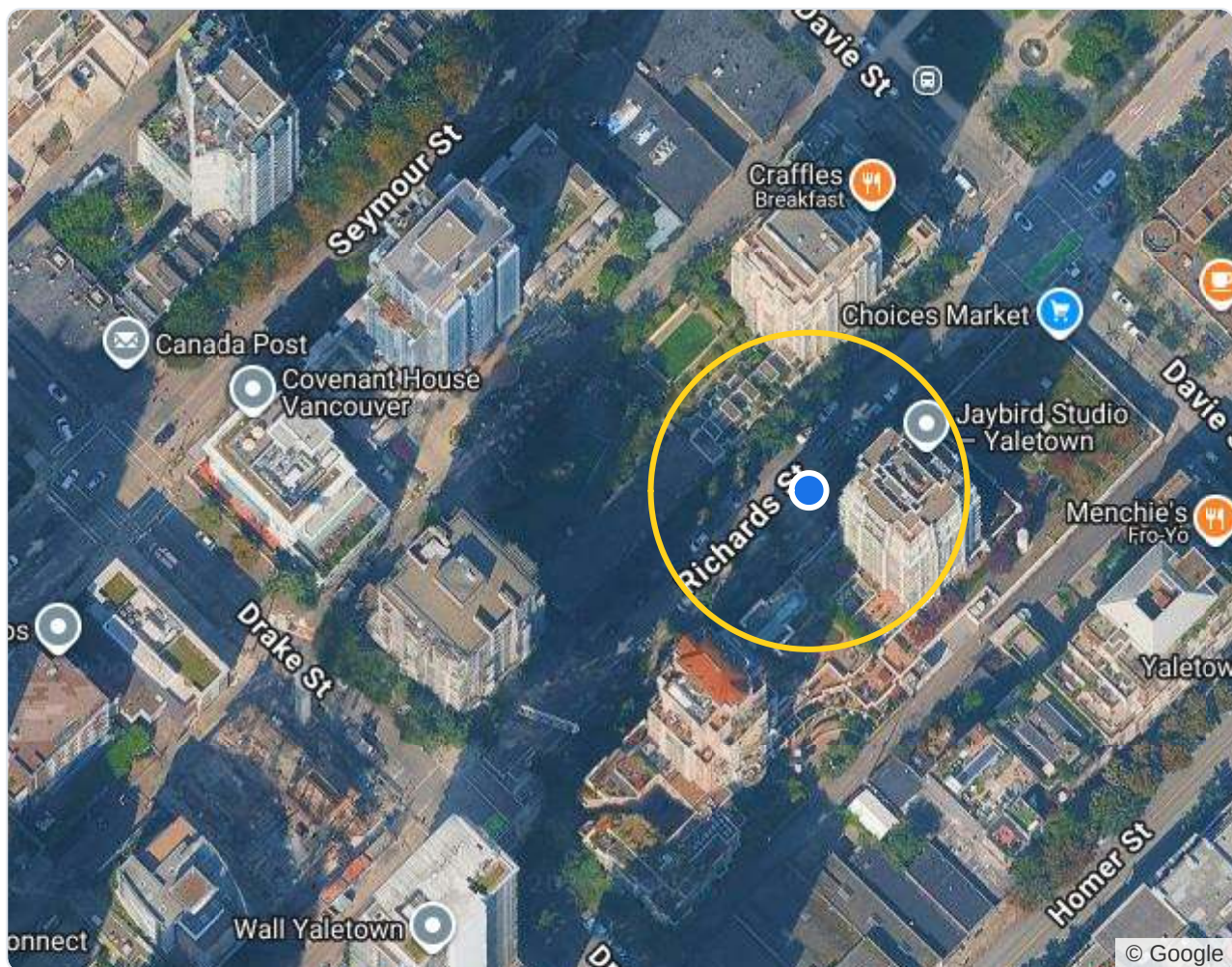
Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ Exercise Centre | ✓ In Suite Laundry |
| ✓ Swirlpool/hot Tub | |

Maintenance Fees Include

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

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

RE/MAX Crest Realty · BC Condos & Homes Team

604 671 7000 · les@6717000.com · bcondos.net



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