

BUILDING BROCHURE

GRACE - 1280 RICHARDS BUILDING

1280 Richards St. · Vancouver, BC V6B 1S2 · Yaletown



Scan to view online



3 FOR SALE
FROM \$1,185,000

2 SOLD · 12 MO
\$1,350,000–\$2,500,000



Unit Mix

1 Bedroom

4 units
984 – 1,373 sf
from \$1,145,000

2 Bedroom

13 units
1,151 – 1,892 sf
from \$1,350,000

3 Bedroom

2 units
2,054 – 2,600 sf
from \$2,846,000

For Sale in Grace - 1280 Richards Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$2,289,900	2 / 3	1706 sf	\$1,342	1260 RICHARDS STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,350,000	2 / 2ba	1151 sf	\$1,173	2026-05-22
\$2,500,000	2 / 3ba	1885 sf	\$1,326	2026-03-31
\$1,580,000	2 / 2ba	1252 sf	\$1,262	2025-07-31
\$2,380,000	2 / 3ba	1841 sf	\$1,293	2025-03-15

Value & Financing

Price Positioning

\$1342 /sq ft

Active listings here average **\$1342/sf** vs **\$1178/sf** across Yaletown.

14% above area average

Mortgage Snapshot

\$5,675 /mo

Entry price (from) **\$1,185,000**

20% down payment **\$237,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
2008

LEVELS
32

SUITES
71

CONSTRUCTION
Concrete

EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS747	DEVELOPER James Schouw & Associates
MANAGEMENT Self Managed			

Overview

Grace at 1280 Richards Street, Vancouver, BC V6B 1S2 - BCS747. Located in the Downtown area of Vancouver West, at the crossroads of Richards Street and Drake Street. Grace is a high-rise building that was built in 2008 with 71 units over 32 levels. Building offers many features, including a playground, indoor pool, recreation centre, elevator, exercise centre and air conditioning. Located in prime Yaletown, you will not be disappointed with all the cafes, coffee shops, restaurants and Boutique shopping at your doorstep.

Nearby restaurants include Kaide Sushi Bar, JJ Bean Coffee Roasters, The Corner, Society Dining Lounge, Yamato Sushi Restaurant, Rodney's Oyster House, White Spot Restaurants, Simply Thai Restaurant and Cactus Club Cafe. Walking distance to Emery to Barnes Park, David Lam Park, George Wainborn Park, May & Lorne Brown Park, Helmcken Park, Yaletown Park, Charleson Park and Coopers' Park. Just minutes away to Rhodes Wellness College, Language Studies International, Tom Lee Music, Pattison High School, Vancouver English Centre, VanWest College, Vancouver and Emily Carr University of Art + Design. Easy access to Stanley Park, English Bay, Rogers Arena, Vancouver Public Library, Edgewater Casino, Vancouver Art Gallery, and many other attractions.

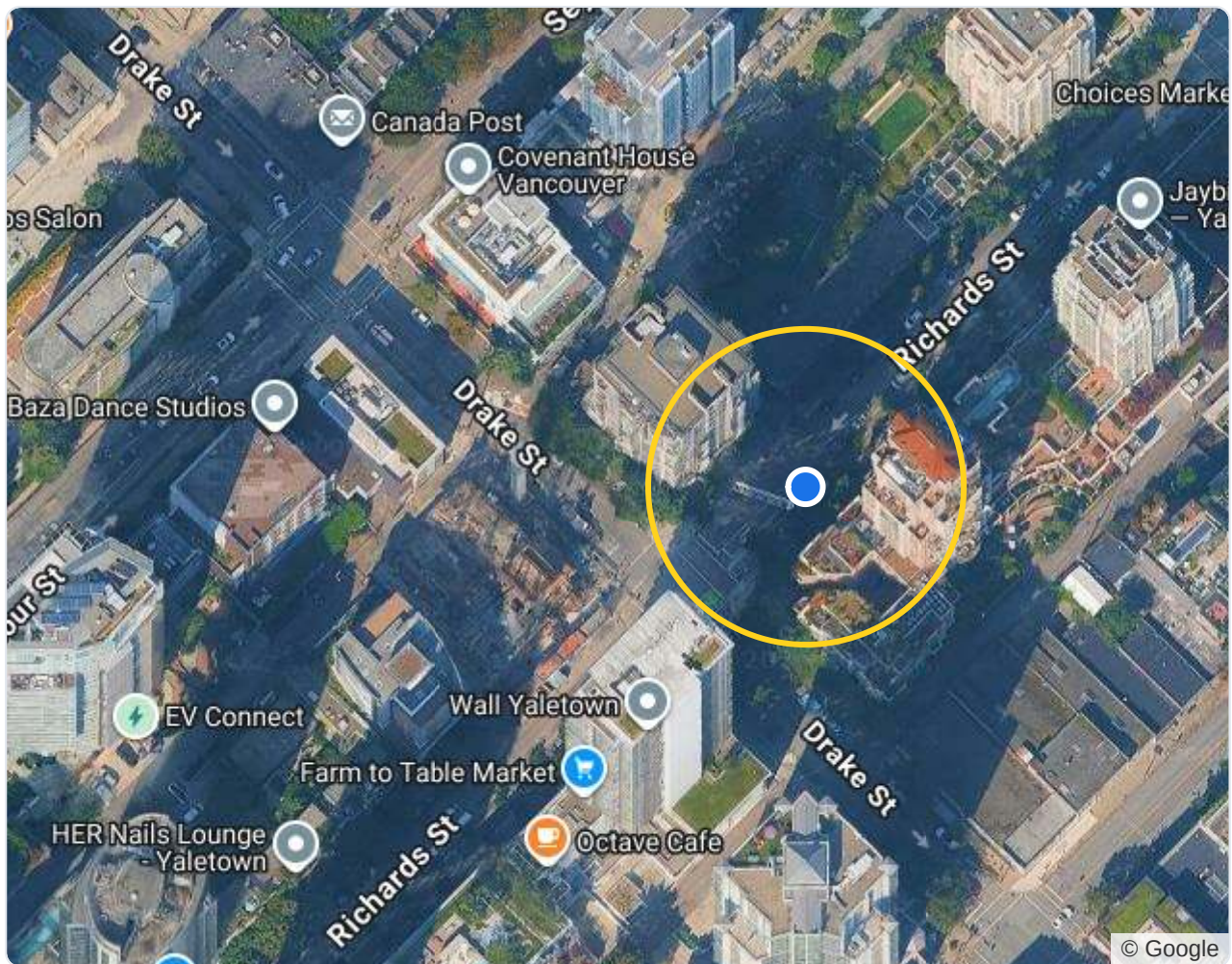
Amenities & Features

- ✓ Exercise Centre
- ✓ Playground
- ✓ Sauna/steam Room
- ✓ In Suite Laundry
- ✓ Pool; Indoor
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Heat
- ✓ Management
- ✓ Garbage Pickup
- ✓ Gas
- ✓ 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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