

BUILDING BROCHURE

ROLSTON

1325 Rolston St. · Vancouver, BC V6B 0M2 · Downtown



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2 FOR SALE
FROM \$739,000

5 SOLD · 12 MO
\$517,000–\$680,000



Unit Mix

Studio

2 units
513 – 521 sf
from \$585,000

1 Bedroom

29 units
459 – 720 sf
from \$517,000

2 Bedroom

30 units
688 – 976 sf
from \$668,400

For Sale in Rolston & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$795,000	2 / 2	826 sf	\$962	506 1325 ROLSTON STREET
\$739,000	2 / 1	718 sf	\$1,029	702 1325 ROLSTON STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$680,000	2 / 1ba	718 sf	\$947	2026-05-07
\$517,000	1 / 1ba	581 sf	\$890	2026-04-25
\$590,000	1 / 1ba	585 sf	\$1,009	2026-04-20
\$585,000	1 / 1ba	582 sf	\$1,005	2026-04-20

Value & Financing

Price Positioning

\$996 /sq ft

Active listings here average \$996/sf vs \$1182/sf across Downtown.

Mortgage Snapshot

\$3,539 /mo

Entry price (from) **\$739,000**
20% down payment **\$147,800**

16% below area average

Rate / amortization

5.24% · 25 yr

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

YEAR BUILT 2013	LEVELS 23	SUITES 187	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN EPS1755	DEVELOPER Rize
ARCHITECT Ibi/hb Architects		MANAGEMENT Self Managed	

Overview

Rolston - 1325 Rolston Street, Vancouver, BC V6B 0M2, 23 storeys, 187 units, strata plan EPS1755. Redeveloped as mixed use, restoring the Yale Hotel, Rolston is an imposing 23 storeys of concrete and glass at the corner of Granville and Drake Street in the evolving neighborhood of Midtown. The Rolston will be built to LEED Gold equivalency standards, and include two common rooftop decks: one will be mid way up to the 16th floor that will be called The Terrace at The Rolston, and contain an outdoor bar, tables and chairs; the second common area called the Gardens at The Rolston will be on the top of the building and contain dining facilities, yoga studio, community garden spaces and panoramic views. The Rolston is developed and designed by a professional team: Rize Alliance Properties, IBI/HB architecture, and Cause + Affect Interior Designer.

Showcasing West Coast modernism architectural style with a dynamic tiered exterior expression and cutting edge design, Rolston is a new landmark tower in Downtown Vancouver. Its studios, 1 bedroom, and Rennie Marketing Systems bedroom homes ranging from 461 to 890 sq. ft. feature quality laminated floors, granite countertops, sleek stainless steel appliances, custom-designed built-in wardrobes and closets, tile-surround soaker tubs, and much more. Expansive floor-to-ceiling windows bring in natural light and each suite comes with large patios/balconies for outdoor living.

Rolston is situated within the downtown core, at the edge of the business district, Yaletown and the West End, making everything easily reachable. Rolston is only blocks away from Canada Line SkyTrain Station, St. Paul's Hospital, False Creek, and David Lam Park, casual stroll to Robson Square and English Bay, and a short drive to Stanley Park, UBC and West Vancouver.

Amenities & Features

- ✓ Bike Room
- ✓ Exercise Centre
- ✓ Elevator
- ✓ Garden

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Heat
- ✓ Management

- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility

Location



Neighbourhood & Walkability – Downtown

Downtown is Vancouver's primary business district, houses many arts, entertainment, and sports venues, and is close to several vibrant residential communities. A peninsula, Downtown is bounded by Burrard Inlet on the north, False Creek and the popular district of Yaletown to the south. The West End neighbourhood and world-famous Stanley Park are to the west, and the popular historic districts of Gastown, Chinatown, and Strathcona are to the east. The downtown area includes mo...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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