

BUILDING BROCHURE

# POWELL LANE

28 Powell St. · Vancouver, BC V6A 1E7 · Downtown VE



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**2** FOR SALE  
FROM \$650,000

**1** SOLD · 12 MO  
\$537,000–\$537,000

12-MO SOLD TREND  
-51.8

BC Condos & Homes Team  
604-671-7000 | www.VancouverFloorPlans.com



# Unit Mix

## 1 Bedroom

8 units  
630 – 1,365 sf  
**from \$537,000**

## 2 Bedroom

2 units  
801 – 1,159 sf  
**from \$650,000**

# For Sale in Powell Lane & Complex

2 currently active

| ASKING           | BEDS / BATHS | SIZE   | \$/SF | UNIT / ADDRESS       |
|------------------|--------------|--------|-------|----------------------|
| <b>\$685,000</b> | 1 / 1        | 801 sf | \$855 | 501 28 POWELL STREET |
| <b>\$650,000</b> | 2 / 2        | 801 sf | \$811 | 301 28 POWELL STREET |

# Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE   | \$/SF | DATE       |
|------------------|---------|--------|-------|------------|
| <b>\$537,000</b> | 1 / 1ba | 630 sf | \$852 | 2025-09-08 |
| <b>\$679,000</b> | 1 / 1ba | 800 sf | \$849 | 2025-05-23 |
| <b>\$780,000</b> | 1 / 1ba | 801 sf | \$974 | 2022-05-12 |
| <b>\$719,000</b> | 1 / 1ba | 735 sf | \$978 | 2022-01-20 |

# Value & Financing

## Price Positioning

**\$833** /sq ft

Active listings here average **\$833/sf** vs **\$1194/sf** across Downtown VE.

**30% below area average**

## Mortgage Snapshot

**\$3,113** /mo

Entry price (from) **\$650,000**

20% down payment **\$130,000**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                              |                                   |
|---------------------------|-----------------------------------------|------------------------------|-----------------------------------|
| YEAR BUILT<br><b>1992</b> | LEVELS<br><b>7</b>                      | SUITES<br><b>26</b>          | CONSTRUCTION<br><b>Concrete</b>   |
| EXTERIOR<br><b>Brick</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS669</b> | MANAGEMENT<br><b>Self Managed</b> |

## Overview

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Powell Lane - 28 Powell Street, Vancouver, BC V6A 1E7, LMS669 - located in Downtown of Vancouver East, near the crossroads Powell Street and Carrell Street. Powell Lane is only steps from the Salty Tongue for coffee in the morning, the Irish Heather for pints after work, and Boneta/L'Abattoir for an amazing dinner. Walk to London Drugs and a lot private pharmacy stores, Waves Coffee House, Carnegie Centre, China Town, Downtown Vancouver, Stadium, Waterfront, Pigeon Park, Simon Fraser University, Vancouver Film School, Rickshaw Theatre, Vancouver Police Museum and a lot of supermarkets for your grocery shopping. The restaurants in the neighbourhood are Sea Monster Sushi, Creative Bistro, Nicli Antica Pizzeria, Subway, Wild Rice and much more. Powell Lane is a stunning and unique Manhattan style loft in one of Gastown's best boutique buildings. This is a stylish home with a dramatic and open layout. Powell Lane was newly constructed in 1994 to fit perfectly in with the heritage buildings of Gastown. This seven-level building has concrete construction with brick exterior finishing. There are 26 units in development and in strata. Some of the west facing lofts have balconies that run the entire length of loft, so you might need a BBQ. The penthouses have awesome private roof top decks with direct views of Gassy Jack. The features include 17 foot ceilings, hardwood floors, gas fireplace, Kohler fixtures, Grohe shower, Jenn-Air appliances, halogen lighting, 2 baths, 1 secure underground parking with some units and many more custom features. Enjoy sun tanning and gardening on the common patio of approximately 300 square feet, not to mention the beautiful city, ocean and mountain views.

## Amenities & Features

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- ✓ Elevator
- ✓ In Suite Laundry

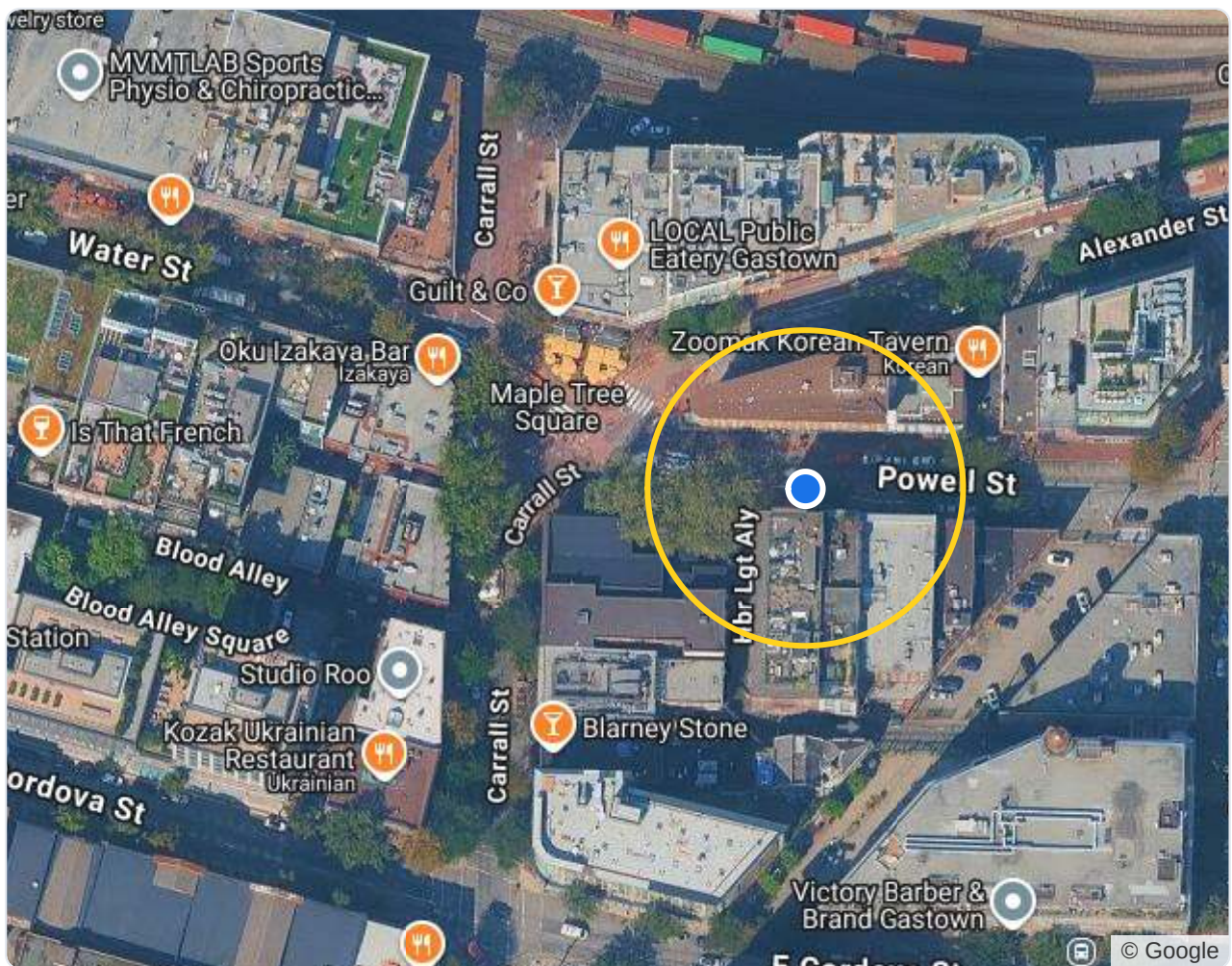
## Maintenance Fees Include

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- ✓ Garbage Pickup
- ✓ Gas
- ✓ Hot Water
- ✓ Management



## Location



### Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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