

BUILDING BROCHURE

ONE PACIFIC

38 Smithe St. · Vancouver, BC 6B 0P3 · Downtown







10 FOR SALE
FROM \$609,000

7 SOLD · 12 MO
\$480,000–\$1,002,000



Unit Mix

1 Bedroom

57 units
476 – 769 sf
from \$480,000

2 Bedroom

33 units
694 – 1,049 sf
from \$874,000

For Sale in One Pacific & Complex

10 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,098,000	2 / 2	818 sf	\$1,342	1251 38 SMITHE STREET
\$1,068,000	2 / 2	818 sf	\$1,306	1251 38 SMITHE STREET
\$1,048,000	2 / 2	929 sf	\$1,128	608 68 SMITHE STREET
\$998,000	2 / 2	930 sf	\$1,073	808 68 SMITHE STREET
\$699,000	1 / 1	725 sf	\$964	1020 68 SMITHE STREET
\$699,000	1 / 1	560 sf	\$1,248	306 68 SMITHE STREET
\$668,000	1 / 1	507 sf	\$1,318	1205 68 SMITHE STREET
\$628,000	1 / 1	553 sf	\$1,136	1507 68 SMITHE STREET
\$618,000	1 / 1	507 sf	\$1,219	805 68 SMITHE STREET
\$609,000	1 / 1	563 sf	\$1,082	351 38 SMITHE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$575,000	1 / 1ba	501 sf	\$1,148	2026-07-24
\$515,000	1 / 1ba	507 sf	\$1,016	2026-07-01
\$480,000	1 / 1ba	476 sf	\$1,008	2026-06-24
\$970,000	2 / 2ba	818 sf	\$1,186	2026-06-08

Value & Financing

Price Positioning

\$1182 /sq ft

Active listings here average **\$1182/sf** vs **\$1169/sf** across Downtown.

In line with the area

Mortgage Snapshot

\$2,917 /mo

Entry price (from) **\$609,000**

20% down payment **\$121,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2016	LEVELS 21	SUITES 435	CONSTRUCTION Concrete
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EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN EPS3602	DEVELOPER Concord Pacific
ARCHITECT Ibi Group		MANAGEMENT Rancho Management Services (b.c.) Ltd.	

Overview

One Pacific - 38 Smithe Street, Vancouver, BC V6B 0P3, Canada. One Pacific is a 2-tower concrete high rise development consisting of 434 units. The 21-story towers are adjacent to BC Place and consist of unique concrete slab features at each level. The bottom two floors are comprised of commercial and retail space, with the upper floors exclusively residential except for an amenity floor opening to the central courtyard at level three. The development was completed in 2016. Developed by Concord Pacific. Architecture by IBI Architects. Strata plan number EPS3602. Maintenance fees includes caretaker, gardening, management, recreation facility, and water.

One block to everything. One block to the waterfront, Coopers Park and the seawall, Quayside Marina, Yaletown and the sports & entertainment district. One Pacific is ideally located close to everything Vancouver has to offer and is an easy stroll from an Alist of amenities and destinations in downtown Vancouver.

Amenities & Features

- | | |
|---------------------|---------------------|
| ✓ Air Cond./central | ✓ Elevator |
| ✓ Exercise Centre | ✓ Garden |
| ✓ In Suite Laundry | ✓ Playground |
| ✓ Pool; Outdoor | ✓ Sauna/steam Room |
| ✓ Storage | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

- | | |
|--------------|-----------------------|
| ✓ Caretaker | ✓ Gardening |
| ✓ Management | ✓ Recreation Facility |
| ✓ Water | |

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).



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