

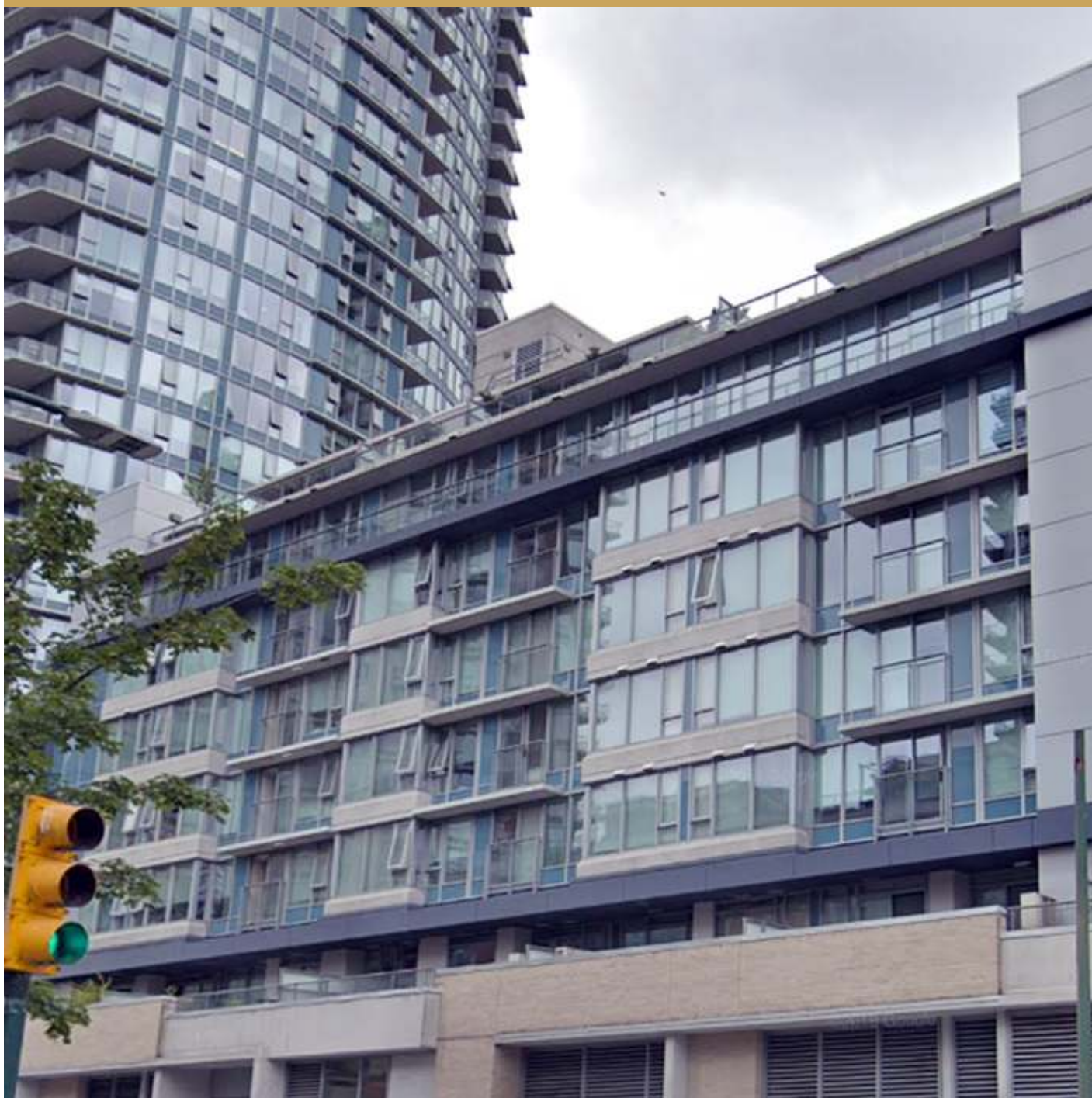
BUILDING BROCHURE

ESPANA - 633 ABBOTT BUILDING

633 Abbott St. · Vancouver, BC V6B 0J3 · Downtown



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



12 FOR SALE
FROM \$394,900

12 SOLD · 12 MO
\$592,000–\$2,100,000



Unit Mix

1 Bedroom

19 units
561 – 681 sf
from \$592,000

2 Bedroom

64 units
841 – 1,624 sf
from \$829,000

3 Bedroom

6 units
1,113 – 1,663 sf
from \$1,200,000

For Sale in Espana - 633 Abbott Building & Complex

9 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,150,000	2 / 2	1022 sf	\$1,125	3505 188 KEEFER PLACE
\$975,000	2 / 2	923 sf	\$1,056	2202 689 ABBOTT STREET
\$949,000	2 / 2	930 sf	\$1,020	2901 689 ABBOTT STREET
\$949,000	2 / 2	918 sf	\$1,034	1002 689 ABBOTT STREET
\$899,000	2 / 2	1053 sf	\$854	305 689 ABBOTT STREET
\$899,000	2 / 2	900 sf	\$999	707 633 ABBOTT STREET
\$865,000	2 / 2	1027 sf	\$842	808 689 ABBOTT STREET
\$829,000	2 / 2	930 sf	\$891	301 689 ABBOTT STREET
\$699,000	1 / 1	561 sf	\$1,246	1707 689 ABBOTT STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$910,000	2 / 2ba	1024 sf	\$889	2026-06-02
\$893,000	2 / 2ba	933 sf	\$957	2026-04-22
\$925,000	2 / 2ba	957 sf	\$967	2026-03-19
\$2,100,000	3 / 3ba	1663 sf	\$1,263	2026-03-15

Value & Financing

Price Positioning

Mortgage Snapshot

\$1008 /sq ft

Active listings here average **\$1008/sf** vs **\$1178/sf** across Downtown.

14% below area average

\$1,891 /mo

Entry price (from) **\$394,900**

20% down payment **\$78,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2009	LEVELS 8	SUITES 459	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3437	DEVELOPER Henderson Development (canada) Ltd.
ARCHITECT Ibi/hb Architects		MANAGEMENT Pacific Quorum Properties Inc	

Overview

Espana - 633 Abbott Street, Vancouver, BC V6B 6N7, BCS3437 - located in Downtown area of Vancouver West, near the crossroads Abbott Street and Keefer Place. Espana is situated across the Street from GM Place, one block to the shore of False Creek and just steps away to T & T Market. Downtown and Yaletown/Entertainment District are two blocks away. Walking distance to Andy Livingston Park, Ming Wo Cookware, Stadium-Chinatown Skytrain Station, Chinatown, Gastown, Mount Pleasant East, Seabus, Main Post Office, Roger's Place, BC Place, Cosco and Seawall. Harbour Square, Portside Park, Simon Fraser University, London Drugs, Money Mart, Vancouver Film School, Victory Square, Army and Navy, Pigeon Park, Steamworks Vancouver, JJ Bean Coffee, Vancouver Community Centre, Starbucks Coffee, Waves Coffee, MTI Community College, Vancouver Convention Centre, Vancouver Harbour Water Airport and Stanley Park. Henderson Development Ltd quality built Espana in 2009. This complex consists of 2 high-rise towers, a mid-rise building and 14 townhouses connected by a common area courtyard. Espana at 633 Abbott Street is a 8-level concrete building with concrete exterior finishing and full rain screen. There are 66 units in development and 446 units in strata. This complex features excellent amenities that include a 25-metre swimming pool, a fitness centre, a whirlpool, a sauna, a multi-media room, a conference room and a party room. In addition, Espana residents can enjoy the 300,000 sq. ft. of cinemas (Tinsletown Theatres), retail outlets, and food outlets that the International Village complex has to offer, within just a few short steps. Most homes offer laminate flooring throughout, floor-to-ceiling windows, balconies, modern kitchens with granite countertops, laminate cabinets and stainless steel appliances. Spa-like bathrooms offer free-standing, deep soaker tubs and showers with multi-spout shower head.

Facilities located at 689 Abbott 2nd floor; pool, games room, conference room & Theatre, Lobby Level Social Room

Seller needs to send email to concierge request to program a fob

Pets must be registered with management company no limit, No rental restrictions

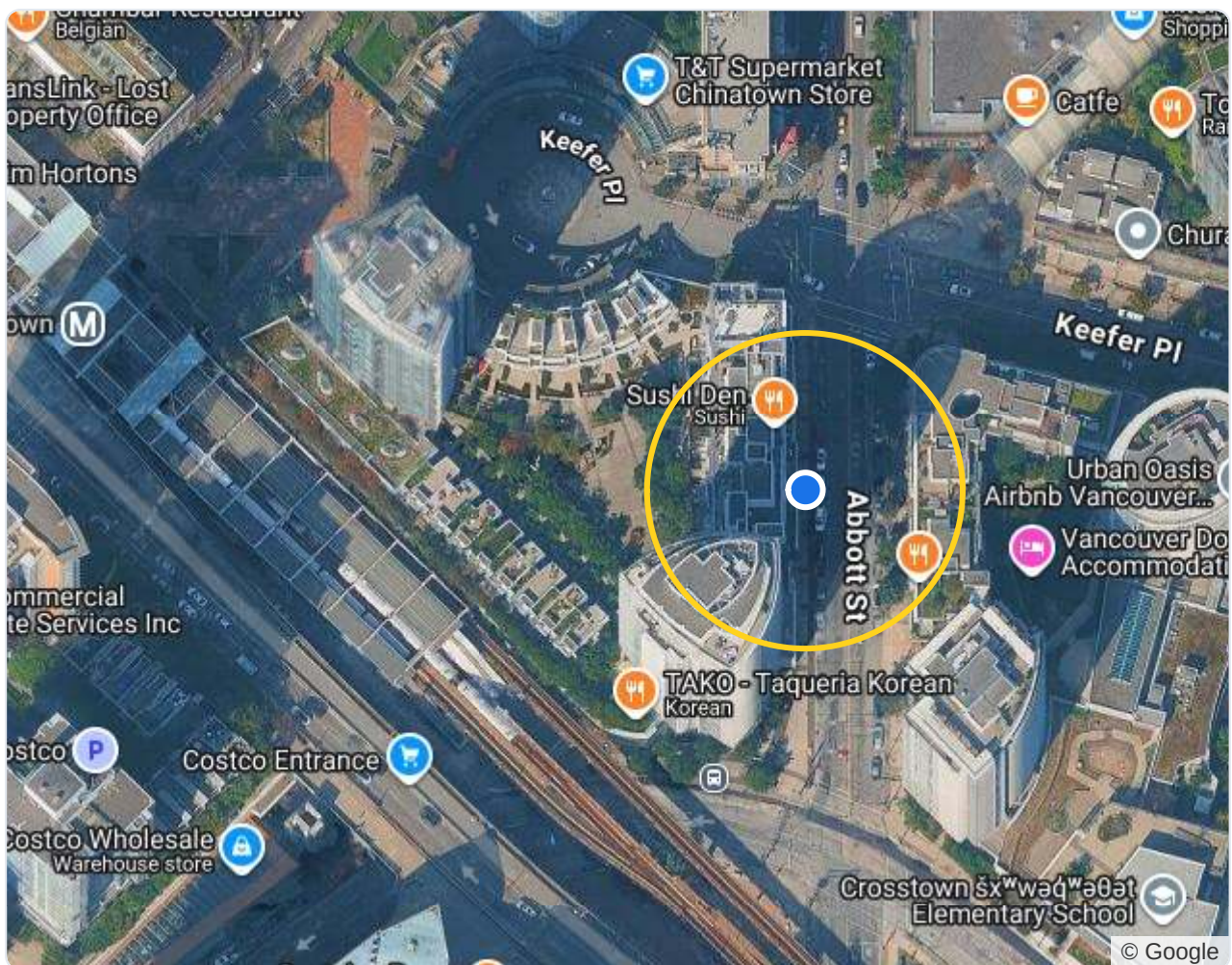
Amenities & Features

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

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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