

BUILDING BROCHURE

ROSEDALE ON ROBSON SUITE HOTEL

838 Hamilton St. · Vancouver, BC V6B 6A2 · Downtown



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2 FOR SALE
FROM \$279,000

1 SOLD · 12 MO
\$290,000–\$290,000

12-MO SOLD TREND
75.8

Unit Mix

1 Bedroom

5 units
317 – 458 sf
from \$165,000

2 Bedroom

2 units
595 – 595 sf
from \$300,000

For Sale in Rosedale On Robson Suite Hotel & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$379,000	2 / 1	595 sf	\$637	1609 838 HAMILTON STREET
\$279,000	1 / 1	440 sf	\$634	512 838 HAMILTON STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$290,000	1 / 1ba	442 sf	\$656	2026-05-21
\$300,000	2 / 1ba	595 sf	\$504	2025-06-07
\$225,000	1 / 1ba	458 sf	\$491	2024-09-16
\$213,000	1 / 1ba	317 sf	\$672	2023-06-22

Value & Financing

Price Positioning

\$636 /sq ft

Active listings here average \$636/sf vs \$1172/sf across Downtown.

Mortgage Snapshot

\$1,336 /mo

Entry price (from) **\$279,000**
20% down payment **\$55,800**

46% below area average

Rate / amortization

5.24% · 25 yr

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

YEAR BUILT 1995	LEVELS 21	SUITES 280	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1863	MANAGEMENT Rancho Management Services (b.c.) Ltd.

Overview

Rosedale On Robson - 838 Hamilton Street, Vancouver, BC V6B 6A2, LMS1863 - located in Downtown area of Vancouver West, near the crossroads Hamilton Street and Robson Street, just 2 blocks from BC Place Stadium and across from Library Square. Short walk from the Queen Elizabeth Theatre, the Vancouver Centre for the Performing Arts, and historic Yaletown, Gastown, Chinatown, Rogers Arena and the new Convention Centre. Walking distance to Starbucks Coffee, Choices Market, Emery Barnes Park, Vancouver International Film Centre, Helmcken Park, Waves Coffee, Pacific Cinematheque, Wall Centre, Language Studies International, Royal Bank, Scotia Bank, Spa, UBC Robson Square, Seawall, David Lam Park, Quayside Marina at Concord Pacific Place, Scotiabank Dance Center, CSIL Canadian As A Second Language Institute, Spa Beauty+Wellness Centre, Exhale Yoga Pilates & Dance Studios, Pacific Chiropractic, Massage Therapy, Bambu The Salon, Dairy Queen, Blenz Coffee, Yaletown Yyoga, 24-7 Fitness in Yaletown, Kostuik Gallery, Shoppers Drug Mart, Urban Fare, Roundhouse Community Arts and Recreation Centre. Restaurants in the neighbourhood area La Terazza, Games Big Fish, Earls, Yaletown Keg Steakhouse and Bar, Urban Thai Bistro, Hapa Izakaya, Cactus Club Cafe, George Lounge, Fresh Japanese Take out, Drew Cooks and much more. The bus stops near the complex and Vancouver City Skytrain Station and Stadium Skytrain Station are less than 10-minute walk away. Rosedale on Robson was built in 1995 with a concrete construction and mixed exterior finishing. This 21-level building offers a comfort and relaxation, with water and mountain views, in a perfect central location. Rosedale on Robson features one and two bedroom suites with double, queen-size and/or king-size beds. The amenities include an indoor spa and pool bathtub, fitness facilities, high speed wired and wireless internet access throughout the hotel guestrooms.

Amenities & Features

✓ None

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Garbage Pickup
- ✓ 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).



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