

BUILDING BROCHURE

THE HOOPER BUILDING

869 Beatty St. · Vancouver, BC V6B 2M6 · Downtown



Scan to view online



2 FOR SALE
FROM \$1,125,000

12-MO SOLD TREND
4.8

Unit Mix

1 Bedroom

8 units

818 – 1,126 sf

from \$875,000

For Sale in The Hooper Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,125,000	1 / 1	1018 sf	\$1,105	PH6 869 BEATTY STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,100,000	1 / 2ba	1055 sf	\$1,043	2023-12-07
\$1,170,000	1 / 1ba	1050 sf	\$1,114	2022-03-19
\$1,225,000	1 / 1ba	1018 sf	\$1,203	2022-02-14
\$875,000	1 / 1ba	934 sf	\$937	2022-02-12

Value & Financing

Price Positioning

\$1105 /sq ft

Active listings here average **\$1105/sf** vs **\$1170/sf** across Downtown.

6% below area average

Mortgage Snapshot

\$5,388 /mo

Entry price (from) **\$1,125,000**

20% down payment **\$225,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
1999

LEVELS
4

SUITES
22

CONSTRUCTION
Concrete

EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3816	ARCHITECT Acton Ostry Architects Inc.
MANAGEMENT Fort Park Management			

Overview

The Hooper Building - 869 Beatty Street, Vancouver, BC V6B 1C1, LMS3816 - located in Downtown area of Vancouver West, near the crossroads Beatty Street and Smithe Street. The Hooper Building is just steps to Art Gallery, BC Place and Rogers Arena. Walking distance to Choices Market, Vancouver International Film Centre, Helmcken Park, Waves Coffee, Pacific Cinematheque, Wall Centre, Emery Barnes Park, 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, Yaletown-Roundhouse Skytrain Station is about 10-minute walk away and Stadium-Chinatown Skytrain Station is 5-minute walk from the complex.

The Hooper Building was first built in 1910, and then it was converted in residential building in 1999 by Ron Dick Prior Yaletown Development (Del Prado). This 4-level building has a concrete construction, concrete exterior finishing and full rain screen. There are 21 units in development and in strata. The Hooper Building boasts exposed brick, original wood beams, hardwood floors, tilt and turn Euro windows as well as double height (19) ceilings. These live/work homes range from 507 sq.ft. to 1,259 sq.ft. Most homes offer open floor concepts, gourmet kitchens, track lighting, gas fireplaces and plenty of natural light. The homes on the second floor are single level with high ceilings, exposed brick and sand blasted, old growth fir beams. The homes on the third floor are double height lofts with bedrooms on the second level. The fourth floor is a penthouse level with double height lofts that feature stairs from the bedroom level to private roof terraces. This Hooper Building offers a common rooftop deck with BBQ and dining area. The ground floor has Dix -Mark James upscale eatery and brewpub. The Hooper Building have of site parking that is leased.

Amenities & Features

✓ Bike Room

✓ Elevator

- ✓ In Suite Laundry
- ✓ Wheelchair Access

- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Heat
- ✓ Management
- ✓ Gas
- ✓ Hot 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).



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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