

BUILDING BROCHURE

THE PINNACLE

939 Homer St. · Vancouver, BC V6B 2W6 · Yaletown



Scan to view online



8 FOR SALE
FROM \$424,988

4 SOLD · 12 MO
\$555,000–\$834,500


12-MO SOLD TREND
23.6

Unit Mix

Studio 14 units 439 – 458 sf from \$424,988	1 Bedroom 31 units 440 – 718 sf from \$478,000	2 Bedroom 40 units 770 – 1,243 sf from \$630,000	3 Bedroom 3 units 1,234 – 2,522 sf from \$1,158,000
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For Sale in The Pinnacle & Complex

8 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$2,290,000	3 / 4	2522 sf	\$908	3402 939 HOMER STREET
\$1,349,000	2 / 2	1191 sf	\$1,133	3603 939 HOMER STREET
\$579,000	1 / 1	581 sf	\$997	1208 939 HOMER STREET
\$550,000	1 / 1	573 sf	\$960	903 939 HOMER STREET
\$529,000	1 / 1	635 sf	\$833	304 939 HOMER STREET
\$468,000	— / 1	447 sf	\$1,047	710 939 HOMER STREET
\$429,000	— / 1	440 sf	\$975	1610 939 HOMER STREET
\$424,988	— / 1	455 sf	\$934	805 939 HOMER STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$834,500	2 / 2ba	888 sf	\$940	2026-07-01
\$790,000	2 / 1ba	795 sf	\$994	2026-03-27
\$555,000	1 / 1ba	583 sf	\$952	2025-10-06
\$580,000	1 / 1ba	598 sf	\$970	2025-09-27

Value & Financing

Price Positioning

\$973 /sq ft

Active listings here average **\$973/sf** vs **\$1171/sf** across Yaletown.

17% below area average

Mortgage Snapshot

\$2,035 /mo

Entry price (from) **\$424,988**

20% down payment **\$84,998**

Rate / amortization **5.24% • 25 yr**

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

YEAR BUILT 1997	LEVELS 36	SUITES 312	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2969	DEVELOPER Pinnacle International Group
MANAGEMENT First Service Residential			

Overview

The Pinnacle - 939 Homer Street, Vancouver, BC V6B 2W6, LMS2969 - located in Downtown area of Vancouver West, near the crossroads Homer Street and Smithe Street. The Pinnacle is walking distance to Helmcken Park, Pacific Chiropractic, Massage Therapy, Bambu The Salon, Starbucks Coffee, CSIL Canadian As A Second Language Institute, Spa Beauty+Wellness Centre, Exhale Yoga Pilates & Dance Studios, Dairy Queen, Royal Bank, Blenz Coffee, Yaletown YYoga, 24-7 Fitness in Yaletown, Kostuik Gallery, Shoppers Drug Mart and BC PPlace, Plaza of Nations Marina, Coopers Park with Seaside Bicycle Route, David Lam Park, Urban Fare, Costco, Edgewater Casino, Roundhouse Community Arts and Recreation Centre, Emery Barnes Park, Choices Market and Contemporary Art Gallery. 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. Downtown Vancouver is so close to Marina Pointe Neighbourhood, you can walk or cycle to work. The bus stops near the complex, Yaletown-Roundhouse Skytrain Station is 5-minute walk away and Stadium-Chinatown Skytrain Station is 10-minute walk away. Pinnacle International Group quality built The Pinnacle in 1997. This 36-level building has a concrete construction and mixed exterior finishing. There are 300 units in development and 312 units in strata. This building offers a bike room, an exercise centre, a guest suite, in-suite laundry, indoor swimming pool, a hot tub, a sauna, a library, a party room, a Japanese style garden, a storage, 24-hour concierge, three elevators and secure underground parking with plenty of visitor parking. Most homes feature laminate floors, maple kitchen cabinets, spacious bedrooms, open floor plans, a gas fireplace and granite countertops.

Amenities & Features

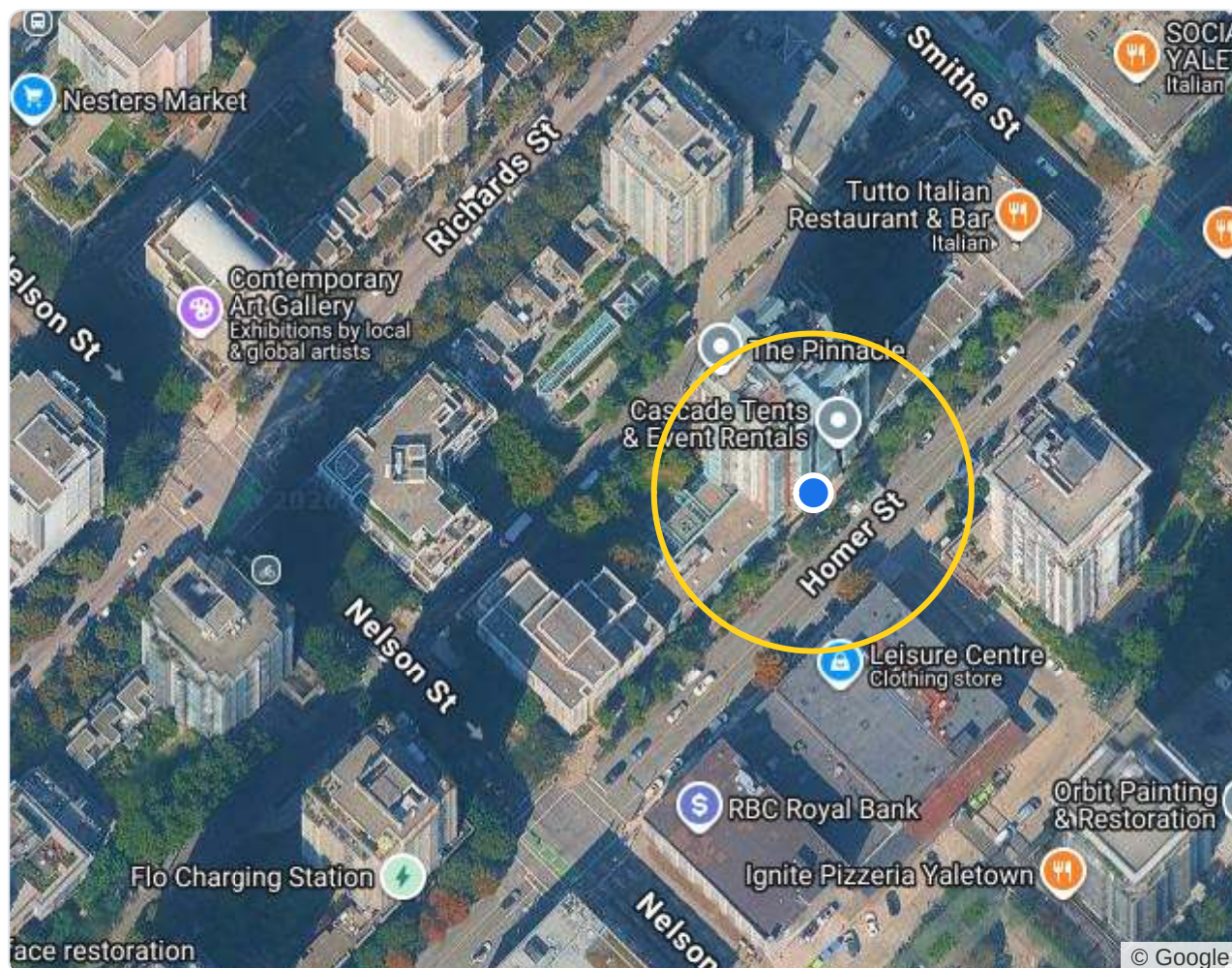
- ✓ Bike Room
- ✓ Guest Suite
- ✓ Pool; Indoor
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup

- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Gas
- ✓ Management

Location



Neighbourhood & Walkability — Yaletown

Located on the southern edge of Downtown Vancouver, Yaletown is a vibrant mix of food and shopping locations set on historic brick walkways. With a mix of cafés, restaurants, fashion boutiques, and hair salons, Yaletown is one of Vancouver's most diverse market neighbourhoods. Skyscrapers surround the historic warehouse district, creating homes for many Vancouverites. Yaletown is one of the most densely populated areas in the city, cultivating creative businesses which enjoy ...

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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