

BUILDING BROCHURE

THE 501 - 1389 RICHARDS BUILDING

1389 Richards St. · Vancouver, BC V6Z 2X6 · Downtown



Scan to view online



4 FOR SALE
FROM \$549,000

5 SOLD · 12 MO
\$440,000-\$630,000

12-MO SOLD TREND
-22.8

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



Unit Mix

Studio 23 units 390 – 524 sf from \$440,000	1 Bedroom 48 units 400 – 644 sf from \$499,000	2 Bedroom 2 units 866 – 964 sf from \$883,000
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For Sale in The 501 - 1389 Richards Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$749,000	1 / 1	631 sf	\$1,187	2709 501 PACIFIC STREET
\$649,900	1 / 1	590 sf	\$1,102	1007 501 PACIFIC STREET
\$635,000	1 / 1	624 sf	\$1,018	2307 501 PACIFIC STREET
\$549,000	— / 1	515 sf	\$1,066	2410 501 PACIFIC STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$440,000	— / 1ba	409 sf	\$1,076	2026-03-04
\$500,000	— / 1ba	511 sf	\$978	2026-02-10
\$518,500	1 / 1ba	505 sf	\$1,027	2026-01-04
\$630,000	1 / 1ba	593 sf	\$1,062	2025-12-20

Value & Financing

Price Positioning \$1093 /sq ft Active listings here average \$1093/sf vs \$1183/sf across Downtown. 8% below area average	Mortgage Snapshot \$2,629 /mo Entry price (from) \$549,000 20% down payment \$109,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1999	LEVELS 33	SUITES 295	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS4050	DEVELOPER Amacon

Overview

The The 501 - 1389 Richards Street, Vancouver, BC V6B 2X6, LMS4050 - located in Downtown area of Vancouver West, at the crossroads Pacific Street and Richards Street. The 501 is just one block to the shores of False Creek and a few blocks to Sunset beach. Walking distance to Choices Market, Emery Barnes Park, Vancouver International Film Centre, Helmcken Park, Starbucks Coffee, Blenz Coffee, Pacific Cinematheque, Wall Centre, Language Studies International, Royal Bank, Scotia Bank, Spa and 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, BC Place, Urban Fare, Roundhouse Community Arts, Roundhouse Recreation Centre 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. The bus stops near the complex and Yaletown-Roundhouse Skytrain Station is less than 5-minute walk from the complex. Amacon Development quality built The 501 in 2000. This 33-level building has a concrete construction, concrete exterior finishing and full rain screen. The 501 offers studio and Jr. one bedroom homes from 406 to 521 sq ft., one bedrooms 571-648 sq ft. and two bedroom homes ranging from 800 to 1020 sq ft. This building has great amenities that include two furnished guest suites, a fitness centre and spa, indoor/outdoor lap pool, a whirlpool, a sauna, change rooms, an outdoor beach volleyball court and a garden terrace with BBQ area. For your peace of mind, there is concierge service, a resident building manager, a video security surveillance, underground secured parking and bicycle underground parking (1 stall for each home). Most homes feature limestone tiled flooring in entry, kitchen and bathroom, granite kitchen countertops, gas range, multi-cycle dishwashers, waste disposals, in-suite stacking washers and dryers, a deep soaker tubs, tiled bathroom tub surround, built-in bathroom glass shelving Niche, gas fireplaces, balconies (some very small), floor-ceiling windows and open floor plans. Home on the 10th floor and above have beautiful water and city views.

Amenities & Features

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

Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup

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

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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