

**FOR SALE**  
**1277-1293 HOMER STREET**  
VANCOUVER, BC



**PRIME DEVELOPMENT PROPERTY FOR SALE**  
UNIQUE OPPORTUNITY TO ACQUIRE ONE OF THE LAST  
REMAINING TRUE YALETOWN DEVELOPMENT SITES



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## THE OPPORTUNITY

Lee & Associates Vancouver is proud to present the exclusive opportunity to acquire 1277-1293 Homer Street — a rare, 15,000 SF development site in the vibrant heart of Yaletown. With 125 feet of coveted frontage and high-density zoning, this site is ideally positioned for a transformative residential or mixed-use tower in one of Vancouver's most desirable urban communities.

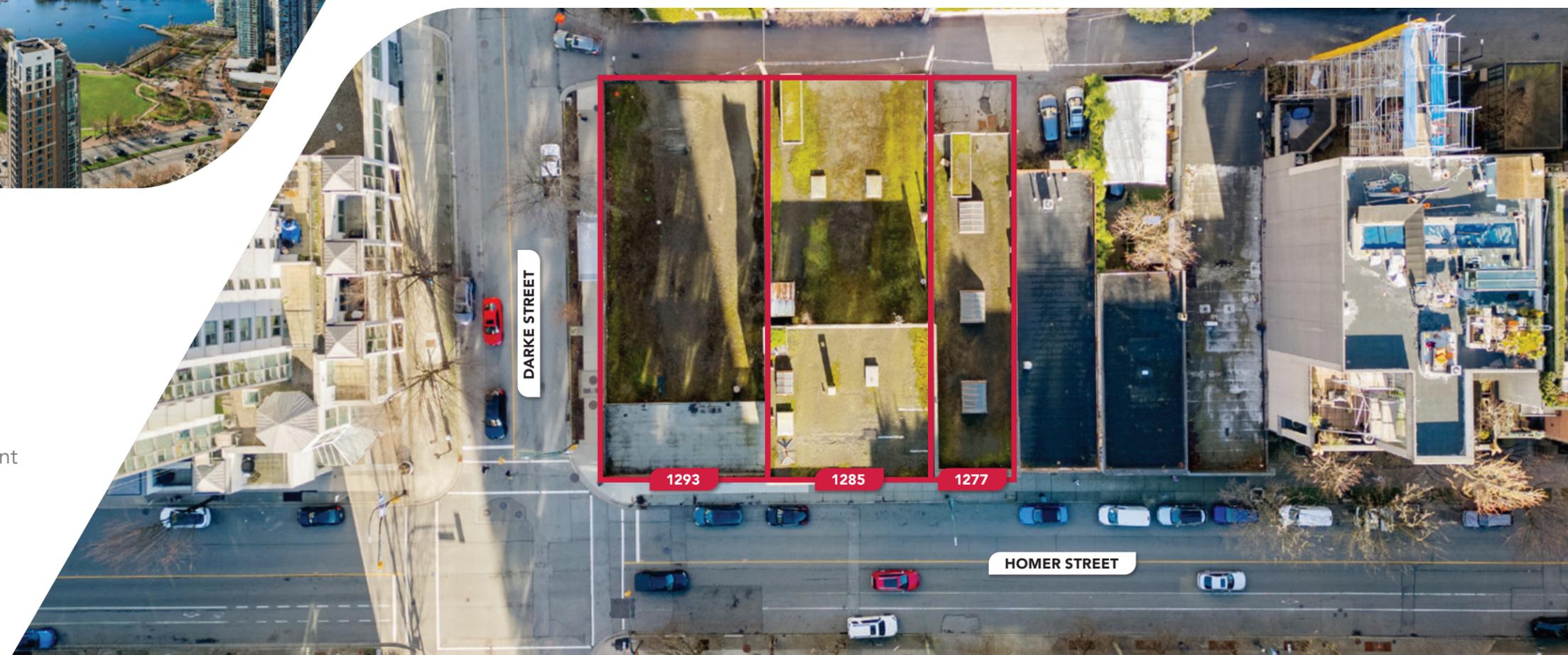
## SALIENT DETAILS

<b>Civic Address</b>	1277, 1285 & 1293 Homer Street, Vancouver, BC
<b>Legal Description</b>	Lot 20-24 Block 105 DL 541 Plan 210
<b>PIDs</b>	015.473.244, 015.473.261, 015.473.287, 015.473.309, 015.473.317
<b>Site Area</b>	Approx. 15,000 SF
<b>Lot Dimensions</b>	Approx. 125' x 120'
<b>Zoning</b>	DD – Sub-Area L1
<b>2025 Property Taxes</b>	\$263,924.00



## INVESTMENT HIGHLIGHTS

- » Rare, large-scale redevelopment opportunity in Yaletown
- » 125' of prime Homer Street frontage
- » ±15,000 SF land assembly in a coveted location
- » Potential for high-rise residential or mixed-use development
- » High-demand area for luxury condo and rental product
- » Potential assembly with neighbouring lots
- » Steps from Vancouver's waterfront, urban parks, and entertainment core



### LOCATION

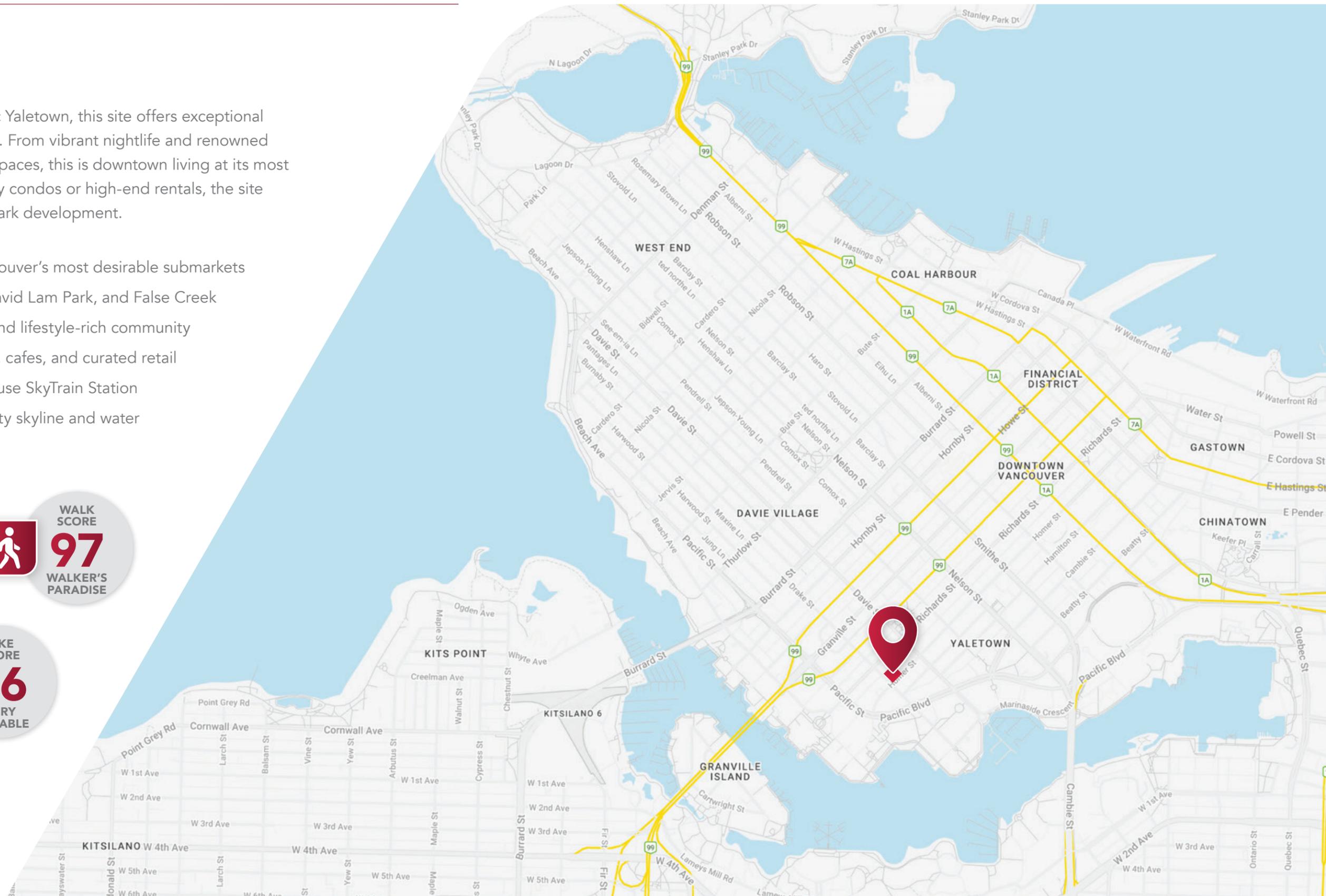
Ideally located in the heart of historic Yaletown, this site offers exceptional walkability, visibility, and connectivity. From vibrant nightlife and renowned dining to boutique retail and green spaces, this is downtown living at its most refined. Whether envisioned as luxury condos or high-end rentals, the site delivers every ingredient for a landmark development.

- » Unmatched location in one of Vancouver’s most desirable submarkets
- » Walking distance to the Seawall, David Lam Park, and False Creek
- » Part of a thriving, transit-oriented and lifestyle-rich community
- » Surrounded by upscale restaurants, cafes, and curated retail
- » Just steps from Yaletown-Roundhouse SkyTrain Station
- » Potential for exceptional views of city skyline and water

WALK SCORE  
**97**  
WALKER'S PARADISE

BIKE SCORE  
**86**  
VERY BIKEABLE

TRANSIT SCORE  
**99**  
RIDER'S PARADISE



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**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



### OFFERING PROCESS

This offering is available on an unpriced basis. Detailed property information and due diligence materials will be made available to qualified parties upon execution of a Confidentiality Agreement (CA). Please contact the listing team for access to the data room and guidance on submission protocols.



**JAMES BAYLEY**

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