2 Bed+2 Full Bath Unit in Downtown

For Sale

2602-1325 Rolston St, Vancouver





Must see! Approx. 828 SF of 2 bed room + 2 full bath room unit with one underground secure parking place in The Rolston. This unit has one of the largest layouts in the building, with wonderful southeast water views from the 26th floor. Located in the front of Granville Bridge, very convenient to go to Granville Island Public Market and Vancouver west. Just minutes walk to Yaletown for shopping, food, and transit. This high-level apartment including fully equipped exercise facility, garden patios for BBQ, children's playground and social area, Concierge services, bike room,and much more. Vacant Unit and move in condition. **Don't hesitate, call now!**

Government Assessment (2020)

Land	$563,000
Improvement	$332,000
Total	$895,000
Tax(2019):	$2543.24

Property Information

Address: 2602-1325 ROLSTON ST VANCOUVER

Legal: STRATA LOT 183, BLOCK 113, PLAN EPS1755, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,AS APPROPRIATE

P.I.D.: 029-212-651

Area: Approx. 828 SF

Award Winning Services!

DIAMOND TITAN CHAIRMAN'S PLATINUM



2015 Commercial Top 1 Winner

Raymond Leung PREC* 梁國權

604-644-6482

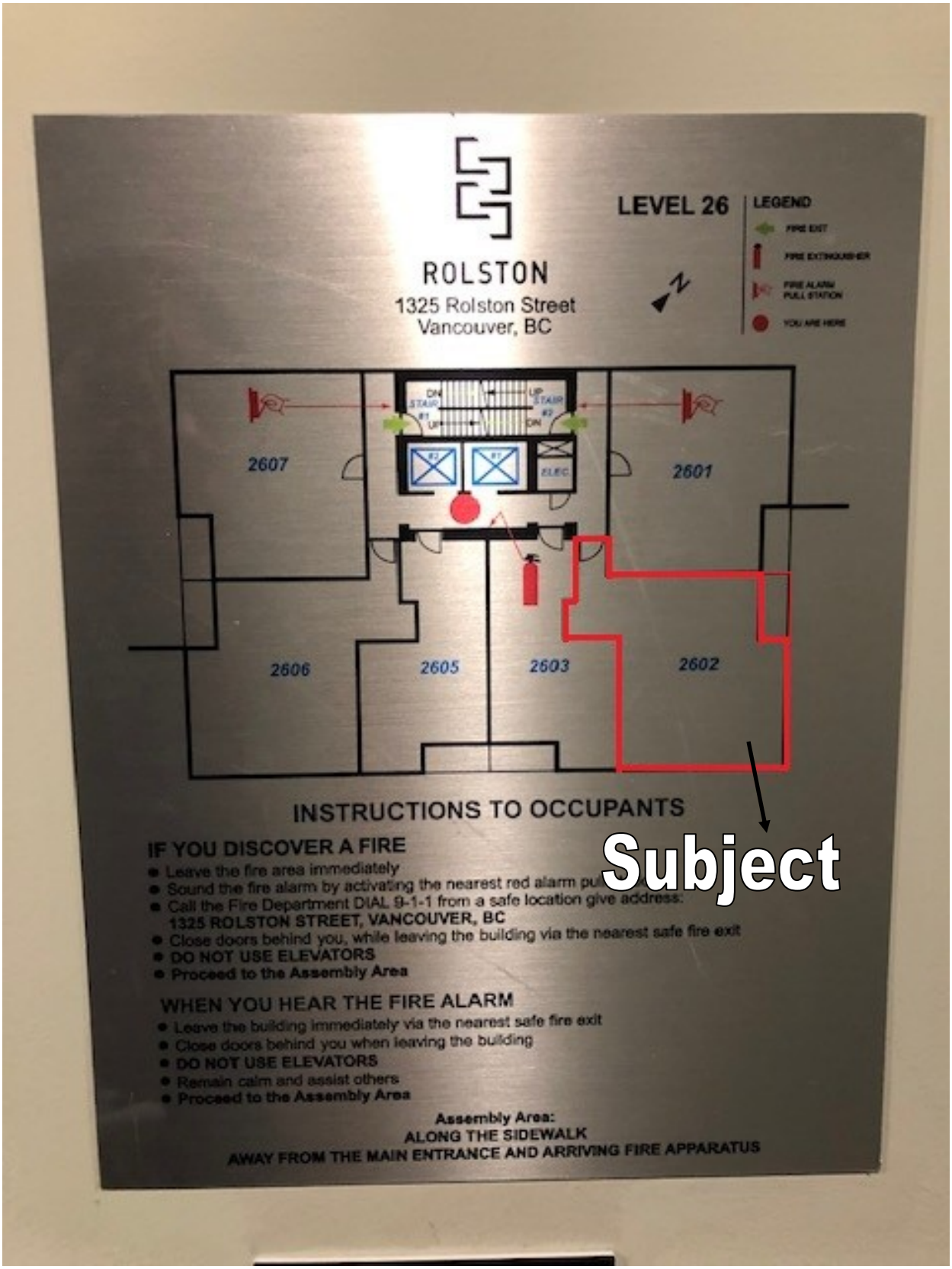
- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大奖
- Over 29 Years Real Estate Experience 超過29年房地產經驗
- LS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9 名
- Re/Max Canada Top 5 全加拿大首5 名
- Re/Max Hall of Fame Award 終身大獎

RE/MAX CIRCLE OF LEGENDS RE/MAX HALL OF FAME RE/MAX LIFETIME ACHIEVEMENT

Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5

Tel: 604-644-6482 Fax: 604-439-2299 Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.


ROLSTON
1325 Rolston Street
Vancouver, BC
LEVEL 26
LEGEND
FIRE EXIT
FIRE EXTINGUISHER
FIRE ALARM PULL STATION
YOU ARE HERE
N
DN STAIR #1 UP
UP STAIR #2 DN
ELEC
2607
2601
2606
2605
2603
2602
INSTRUCTIONS TO OCCUPANTS
IF YOU DISCOVER A FIRE
Leave the fire area immediately
Sound the fire alarm by activating the nearest red alarm pu
Call the Fire Department DIAL 9-1-1 from a safe location give address:
1325 ROLSTON STREET, VANCOUVER, BC
Close doors behind you, while leaving the building via the nearest safe fire exit
DO NOT USE ELEVATORS
Proceed to the Assembly Area
WHEN YOU HEAR THE FIRE ALARM
Leave the building immediately via the nearest safe fire exit
Close doors behind you when leaving the building
DO NOT USE ELEVATORS
Remain calm and assist others
Proceed to the Assembly Area
Assembly Area:
ALONG THE SIDEWALK
AWAY FROM THE MAIN ENTRANCE AND ARRIVING FIRE APPARATUS
Subject





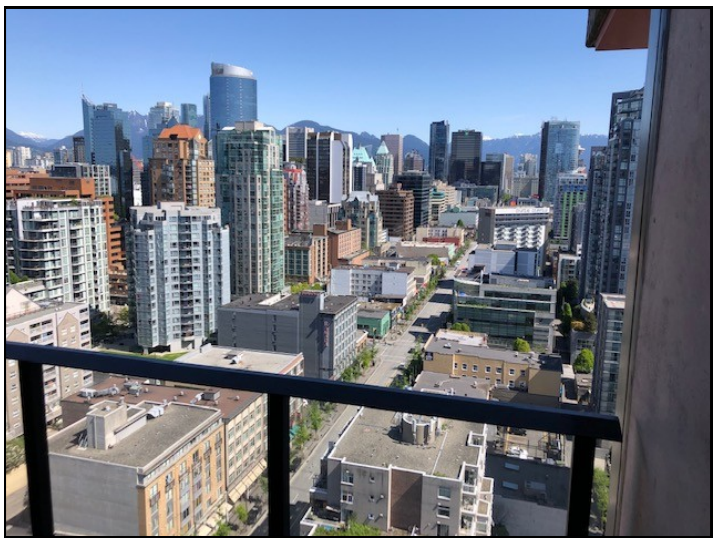













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FLOOR PLANS

STRATA PLAN EPS1755

1 0 1 2 3 4 5 10

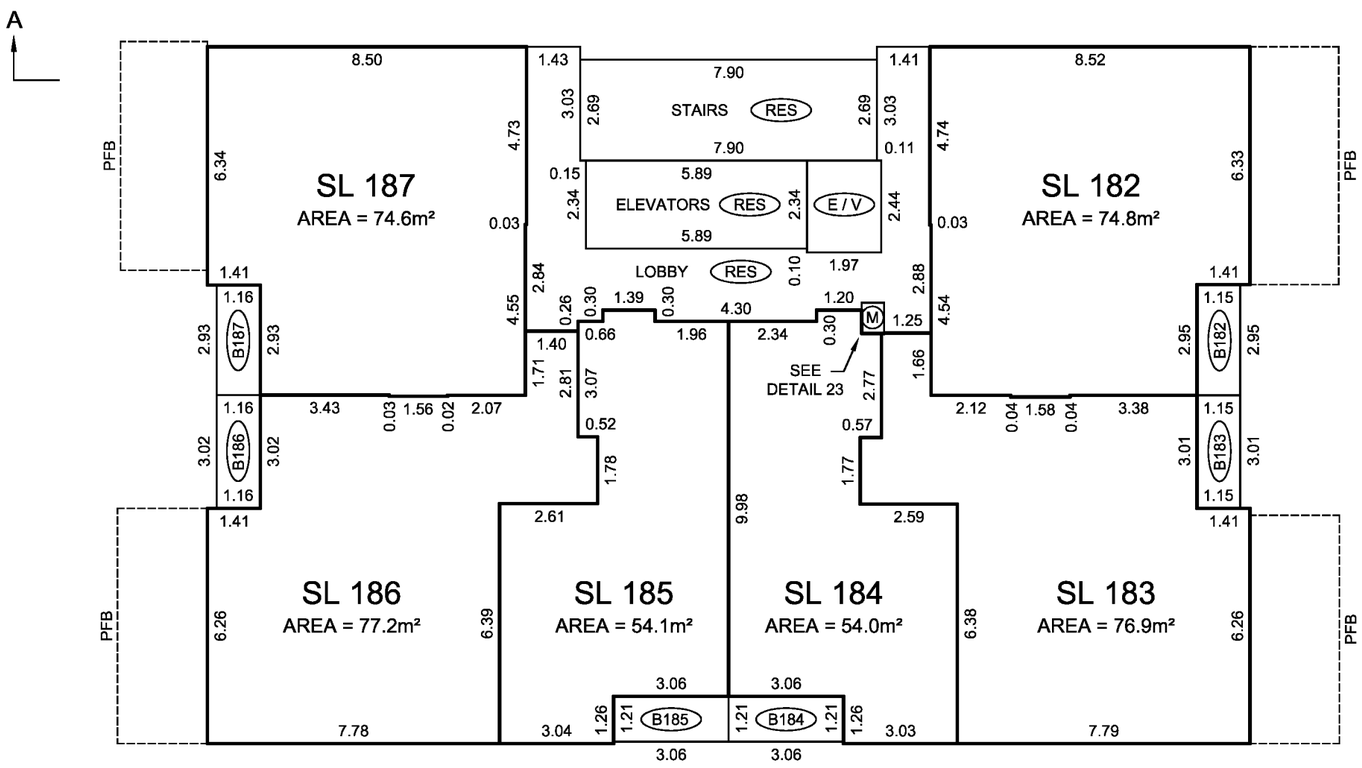
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 559mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:150.

ALL ANGLES ARE 45° OR 90° AND MULTIPLES THEREOF, UNLESS OTHERWISE NOTED.

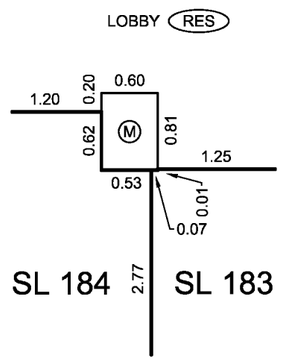
LEVEL 23

(DEVELOPER'S LEVEL 26)

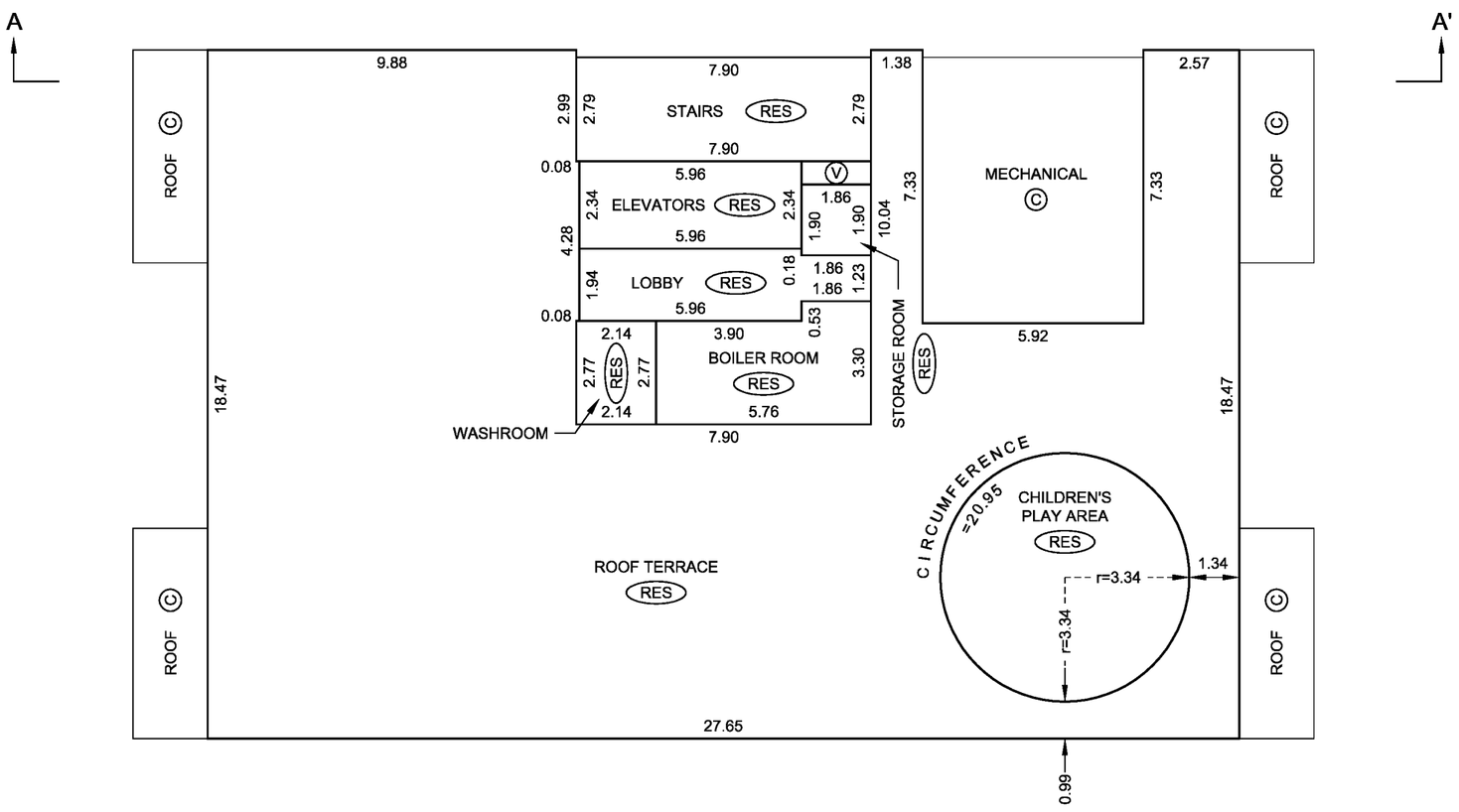


DETAIL 23

NOT TO SCALE



COMMUNAL GARDEN ROOF LEVEL



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PATRICK KORABEK, BCLS #783
4TH DAY OF NOVEMBER, 2013.

N:\C0010-NV-2013\13258-YALE-CECIL\13258-FINAL STRATA\ST13258-01F.DWG

8.5X11

Site Map



25 0 25 50
Meters

Scale 1: 2098

May 08, 2020 17:05

8.5X11

Contour Map



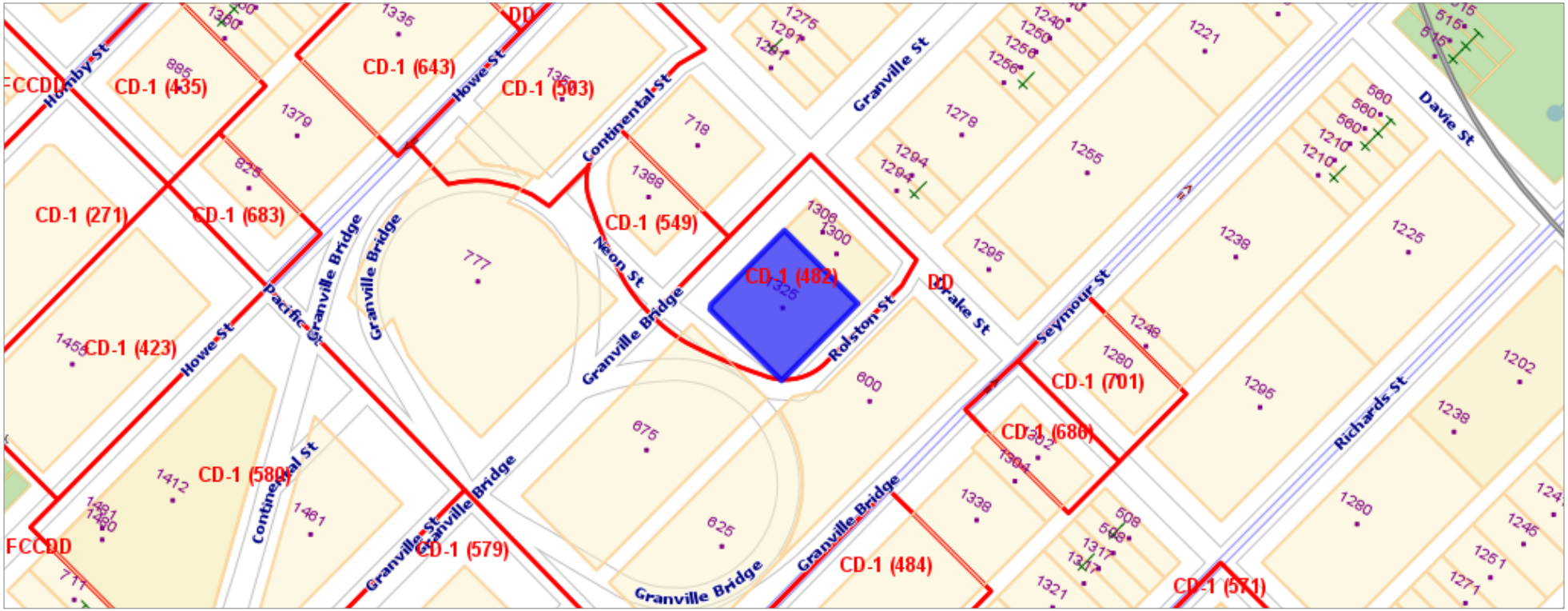
25 0 25 50
Meters

Scale 1: 2098

May 08, 2020 17:05

8.5X11

Zoning Map



25 0 25 50
Meters

Scale 1: 2098

May 08, 2020 17:05