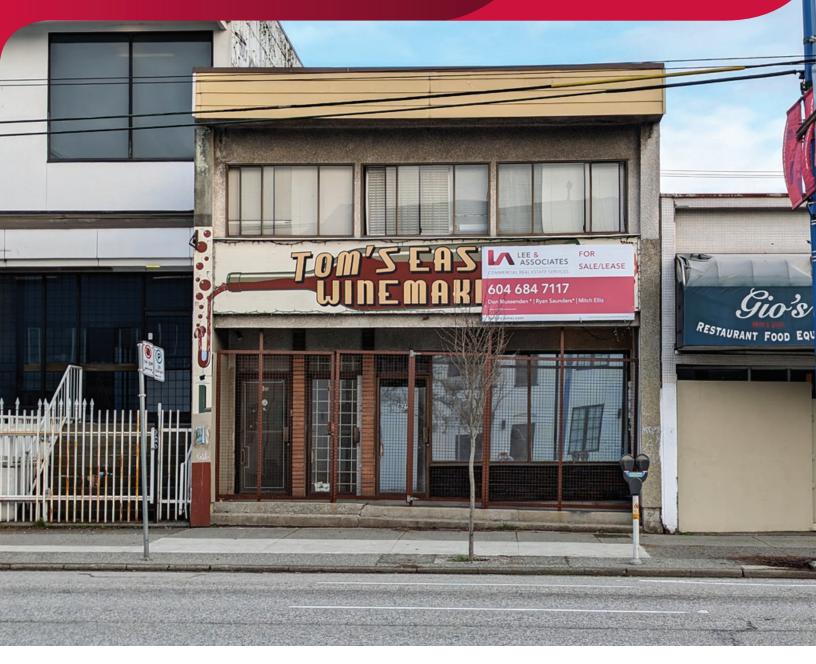
FOR SALE OR LEASE | INDUSTRIAL/RETAIL 821 EAST HASTINGS STREET VANCOUVER, BC





- ► Strathcona Owner User/Investment or Lease Opportunity
- ▶ 4,981 SF Concrete Block Building on Three Levels
- ▶ Main Floor Retail, Lower Floor Warehouse, Third Floor Office

Don Mussenden

Personal Real Estate Corporation
D 604.630.3373 C 604.724.0700
don.mussenden@lee-associates.com

Mitch Ellis

D 604.630.3383 C 604.729.7699 mitch.ellis@lee-associates.com

Ryan Saunders

Personal Real Estate Corporation
D 604.630.3384 C 604.760.8799
ryan.saunders@lee-associates.com



FOR SALE OR LEASE | INDUSTRIAL/RETAIL 821 EAST HASTINGS STREET VANCOUVER, BC



Building Size*

Lower floor2,103 SFMain floor2,103 SFSecond floor office775 SFTotal4,981 SF

*Gross building area

Loading

- ► Lower floor grade loading
- Main floor dock level loading

Site Size

25' x 122'

Legal Description

Lot 36 Block 61 District Lot 181 Plan VAP196

Zoning

M-1 (Industrial)

Property Taxes

\$13,643.70 (2023)

Sale Price

\$2,475,000

Available For Lease

821 E. Hastings (lower floor) - \$3,000.00 per month gross

Approved Uses

821 E. Hastings - storage warehouse 823 E. Hastings - office 825 E. Hastings - retail

Location

The subject property is located on the north side of East Hastings Street between Hawks and Campbell Avenues and three blocks west of Clark Drive. Only two kilometres from the Downtown Core, the property is centrally located in the rapidly transforming Strathcona neighbourhood which is a few blocks from Chinatown, Railtown, and the Clark Drive industrial areas. Major tenants in the area include Strathcona Beer Company, The Garden Café, Flax Home, Starbucks, Pink Pearl Chinese Seafood, The Heatley, and Vancouver Public Library.

Tenancy and Income

Main and second floors are leased. Leases contain termination clauses. Lower floor is available. All leases are gross leases with the Landlord responsible for rax and operating cost escalation over base year. Tenants are responsible for their own garbage, utilities, and GST. Contact listing brokers for income information.







Don Mussenden

Personal Real Estate Corporation
D 604.630.3373 C 604.724.0700
don.mussenden@lee-associates.com

Mitch Ellis

D 604.630.3383 C 604.729.7699 mitch.ellis@lee-associates.com

Ryan Saunders

Personal Real Estate Corporation
D 604.630.3384 C 604.760.8799
ryan.saunders@lee-associates.com

