

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **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

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Building Size*

Lower floor	2,103 SF
Main floor	2,103 SF
Second floor office	775 SF
Total	4,981 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 tax and operating cost escalation over base year. Tenants are responsible for their own garbage, utilities, and GST. Contact listing brokers for income information.



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