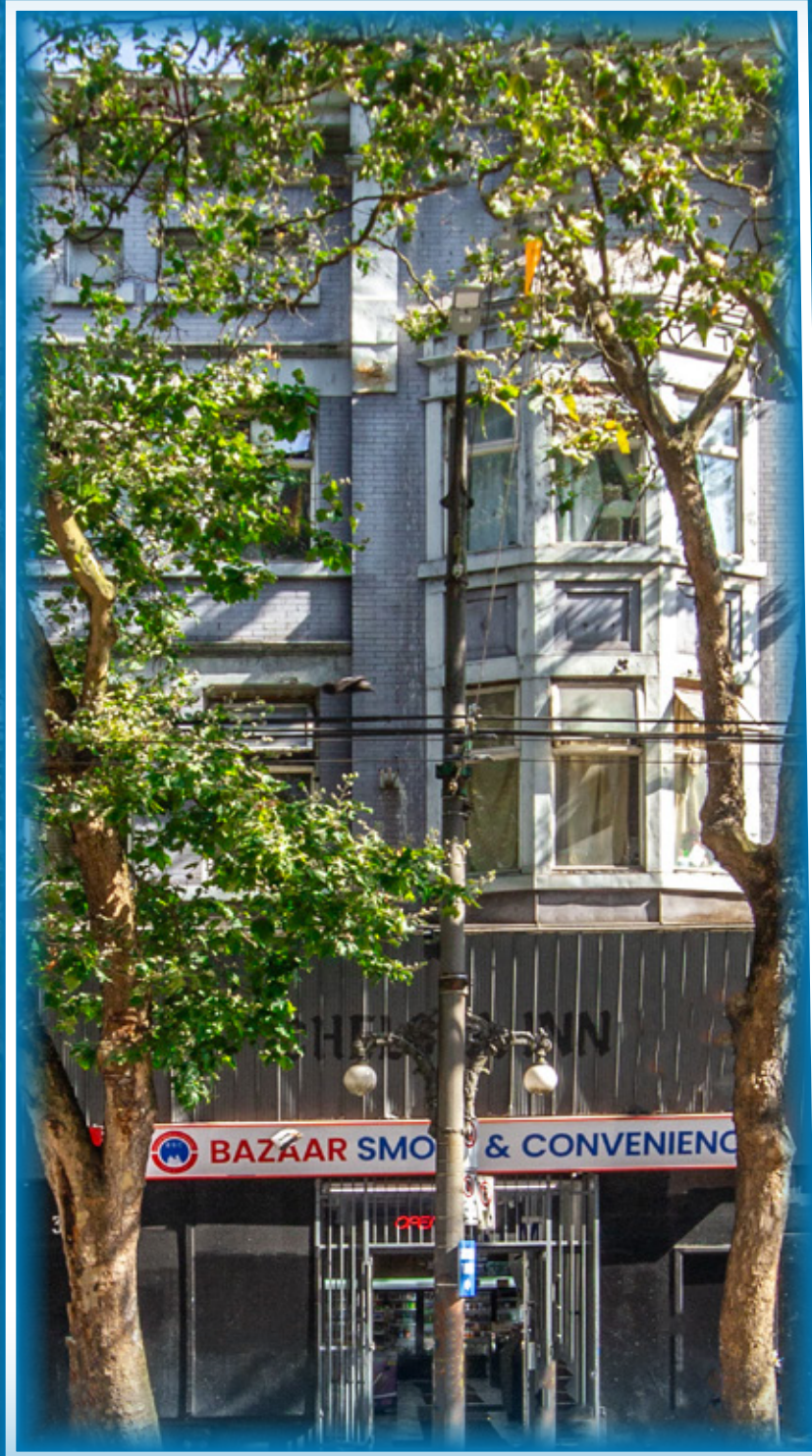


FOR SALE

COURT-ORDERED SALE

33 W HASTINGS STREET

CHELSEA HOTEL | GASTOWN-CROSTOWN INVESTMENT/REDEVELOPMENT OPPORTUNITY



THE OPPORTUNITY

Corbel Commercial is pleased to present, under court-ordered sale, the Chelsea Hotel located at 33 West Hastings Street, Vancouver, BC. The site features approximately 25 feet of frontage along West Hastings Street and a depth of approximately 122 feet. The Chelsea Hotel is a 3-storey plus lower-level building which features 31 rooming house units on the 2nd and 3rd floors*, with one commercial premises on the main floor*. Located between Abbott Street and Carrall Street, 33 West Hastings Street offers convenient access to Downtown Vancouver, Gastown, Chinatown, and the upcoming St. Paul's Hospital and Health Campus.



SALIENT FACTS

Civic Address

33 W Hastings Street, Vancouver BC

No. of Stories

Three (3) Plus Basement

Lot Size¹

25ftx 131.64ft (Approx.)

Gross Building Size¹

Please contact agent

Commercial

Ground Floor: 3,900 SF (Approx.)

Zoning

DD (Comprehensive Development)

PID

011-698-641

No. of Residential Units*

31 Designated SRO Units

Legal Description

LT B OF LTS 13 to 15, Old Granville Townsite, BLK 3, PL 1193

Actual/Projected Net Income

Please contact agent

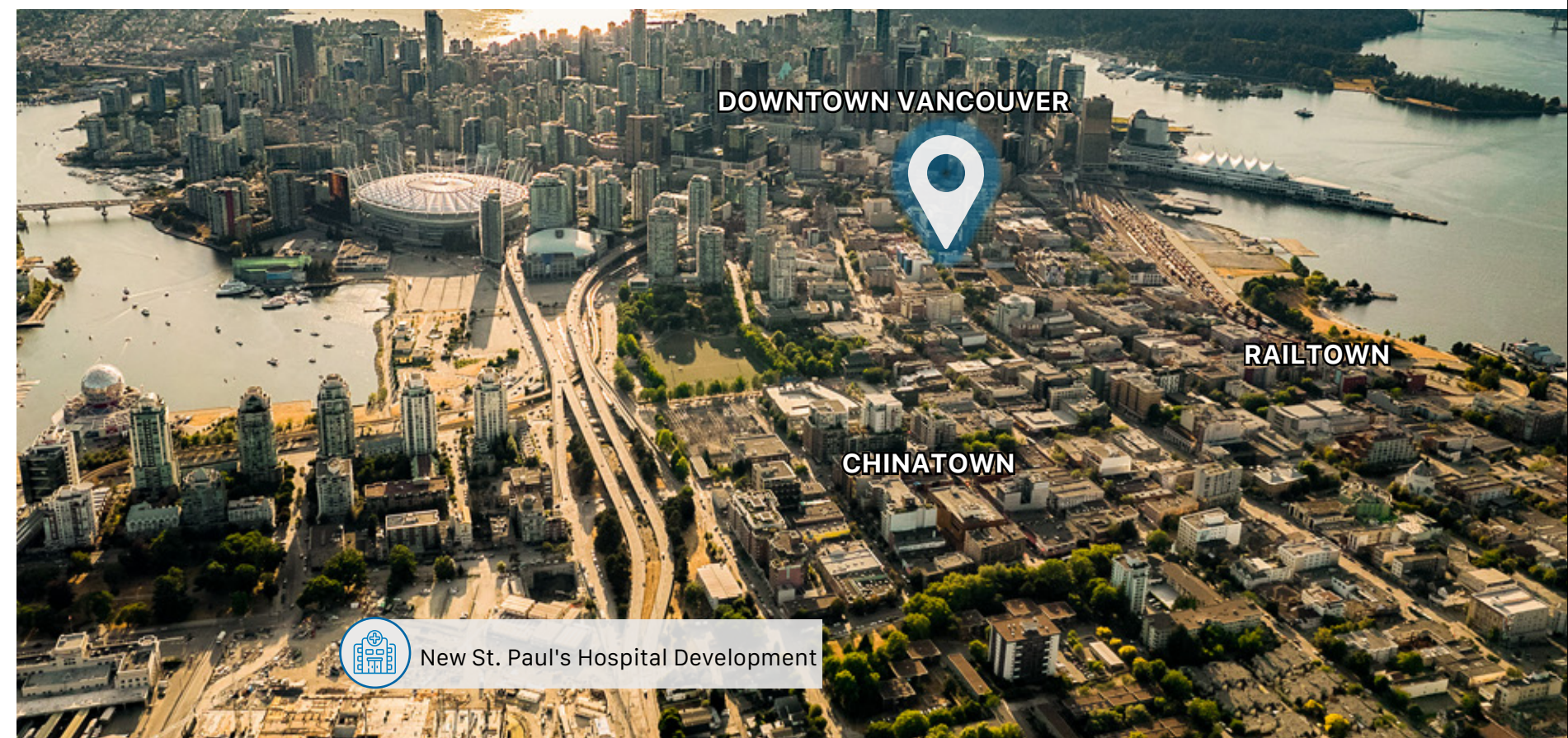
Property Tax

\$24,252.00 (2024)

Asking Price

\$4,198,000.00

¹All sizes are approximate and subject to verification



*Subject to the City of Vancouver's Single Room Accommodation (SRA) bylaw.

*Approved occupancy with the City of Vancouver is Single Room Accommodations (31 sleeping units) for 33 W Hastings Street and Restaurant for #1 - 33 W Hastings Street. Purchaser is responsible for obtaining all necessary municipal approvals and licenses for their occupancy.

COMPLETED & PROPOSED PROJECTS

IN THE IMMEDIATE AREA



BLOOD ALLEY BY WESTBANK

Completed 10-storey mixed-use property with retail spaces at grade, a proposed futuristic restaurant and lounge space, and a 598 live music hall jointly operated by Live Nation Canada & Siegel.

- Lot Size: 115,000 SF (Approx.)
- Residential Units: 142 (Approx.)



THE COHEN BLOCK

Proposed historic joint venture between Bosa Properties and Army & Navy properties.

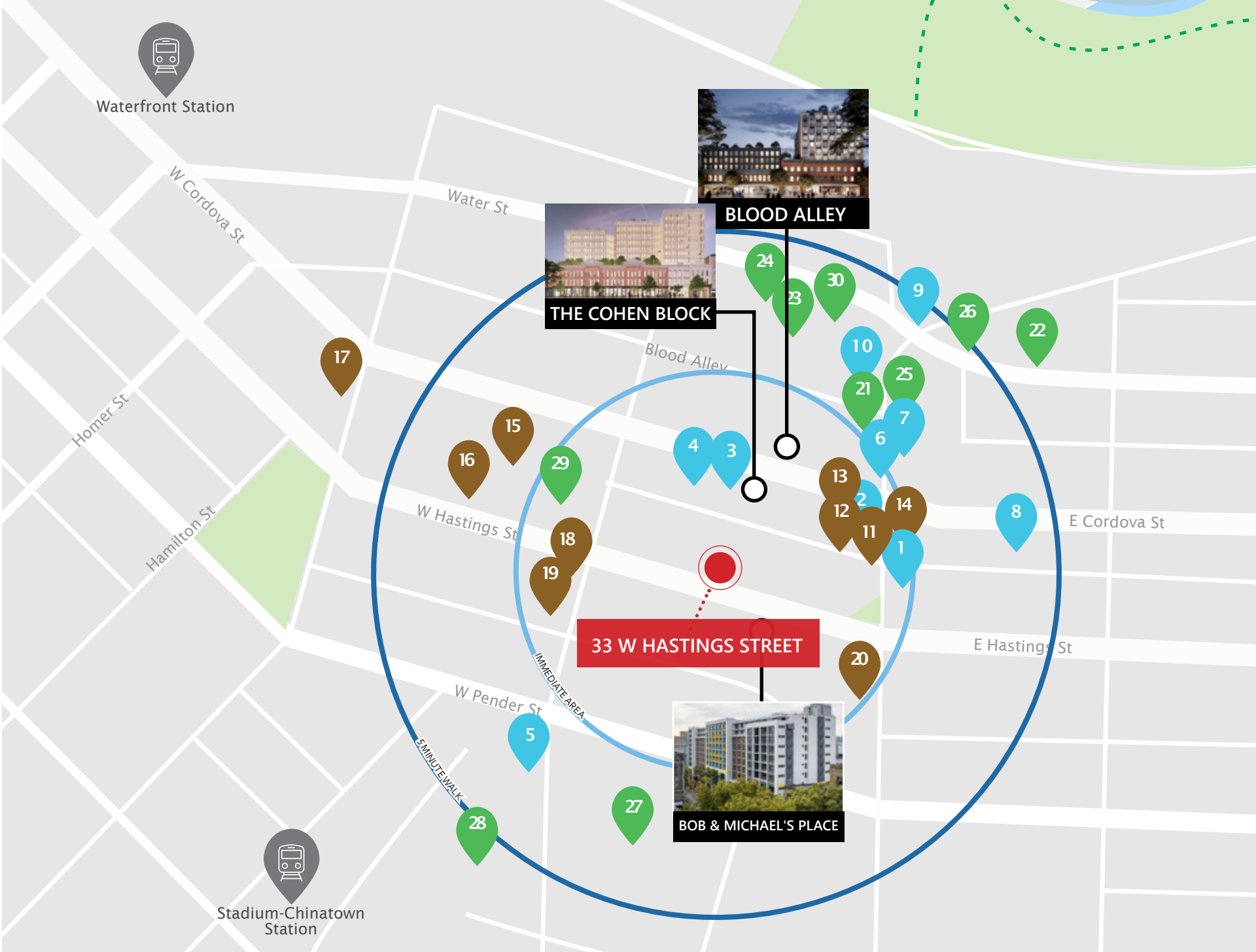
- Proposed Building Height: 149ft to 169.5ft (Approx.)
- Proposed Number of Rental Units: 189 (Approx.)
- Proposed sq. ft. of Commercial Space: 240,000 SF+ (Approx.)



BOB & MICHAEL'S PLACE

Completed 10-storey mixed-use property featuring 50,000 sq. ft. of integrated health centre and 5,500 sq. ft. of at grade commercial retail space.

- Project Size: 225,000 SF (Approx.)
- Number of Units: 231
- Achieved Density: 6.6 FSR (Approx.)



LOCATION

33 West Hastings Street is ideally situated near the vibrant neighborhoods of Gastown, Chinatown, and Crosstown, which boast a variety of popular restaurants and cafes, including Kissa Tanto, Prado Cafe, L'Abattoir, Meat & Bread, East Van Roasters, Tekkaba, and Di Beppe. Directly across from the subject property is the Vancouver Chinatown Foundation's new project, Bob & Michael's Place. Nearby developments include the iconic Woodward's project, the recently completed Blood Alley Development by Westbank, and the future Cohen Block Development, a historic collaboration involving Jacqui Cohen, Army & Navy Properties, and Bosa Properties. This prime location is well-served by multiple transit routes and is within walking distance of the SeaBus terminal, Waterfront Station, and the West Coast Express, with ample public parking available in the immediate area.



RESTAURANTS/BARS

1. PiDiGiN
2. Di Beppe
3. GRETA Bar
4. Sooda Korean BBQ
5. Taishoken Ramen
6. Kozak
7. Blarney Stone
8. Gastronomy
9. LOCAL
10. L'Abattoir

CAFÉS/CASUAL FARE

11. East Van Roasters
12. Nelson the Seagull Cafe
13. Di Beppe Caffè
14. Sadacci Cafe
15. Meat & Bread
16. Kafka's Coffee
17. Purebread
18. Prado Cafe
19. Boba Run
20. Aiyahno Cafe

SHOPPING

21. Le Labo
22. Stussy
23. COS
24. Shop Makers
25. From Anothery
26. Kimprints
27. International Village Mall
28. T&T Supermarket
29. Woodward's
30. RODEN GRAY

ACCESSIBILITY

WALK SCORE
97 Walker's Paradise

TRANSIT SCORE
100 Good Transit

BIKE SCORE
99 Very Bikeable



ROBERT THAM

604.609.0882 Ext. 223

robert@corbelcommercial.com

MARC SAUL PREC

604.609.0882 Ext. 222

marc@corbelcommercial.com