

FOR SALE

71-77 E HASTINGS STREET

MIXED-USE INVESTMENT OPPORTUNITY



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 **corbel**
COMMERCIAL REAL ESTATE SERVICES



THE OPPORTUNITY

Corbel Commercial is pleased to present 71 - 77 E Hastings Street - a fully renovated 3-storey plus basement Heritage building. The subject property features character retail lease space on the main floor with 19 micro residential rental units up above. Positioned strategically on East Hastings Street, between Columbia and Carrall Streets, this property enjoys a prime locale with close access to Downtown Vancouver, Gastown, Chinatown, and the upcoming St. Paul's Hospital.

SALIENT FACTS

CIVIC ADDRESS

71 - 77 E Hastings Street, Vancouver BC

LOT SIZE*

6,101 SF (Approx.)

BUILDING SIZE*

15,618 SF (Approx.)

RESIDENTIAL

19 true micro residential units fully self-contained with in-suite kitchens and washrooms. (The SRA Designation is applicable to 17 of the 19 units.)

COMMERCIAL

Main floor & lower level is improved with two commercial units and comprised of approximately 7,357.60 SF. The entire commercial component of the property is leased to Providence Health, a highly reputable AAA covenant tenant. This highly desirable tenancy with Providence Health provides investors with security and rental income stability.

PID

029-066-468

LEGAL DESCRIPTION

LT 1, BLK 8, PL EPP26724, DL 196, NWLD

ZONING

DEOD (Comprehensive Development)

PROPERTY TAX

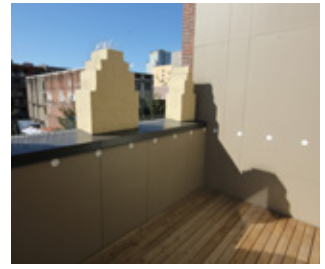
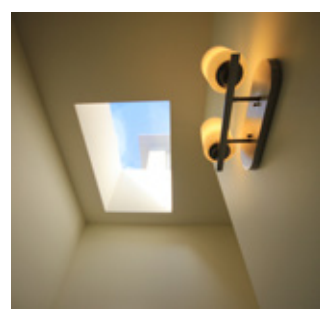
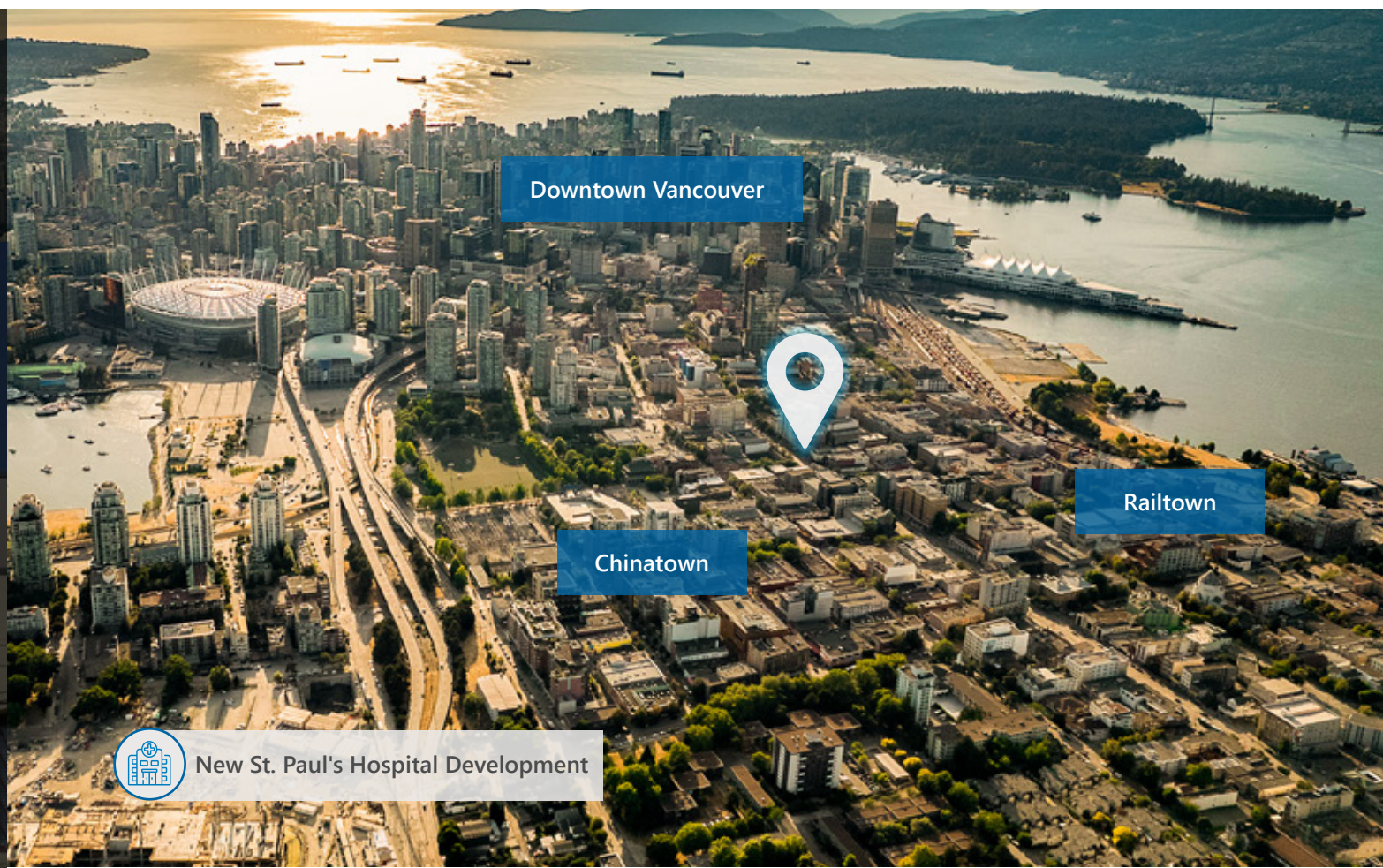
\$29,297.50 (2024)

ACTUAL/PROJECTED NET INCOME

\$305,598.15 (2024 Projection)

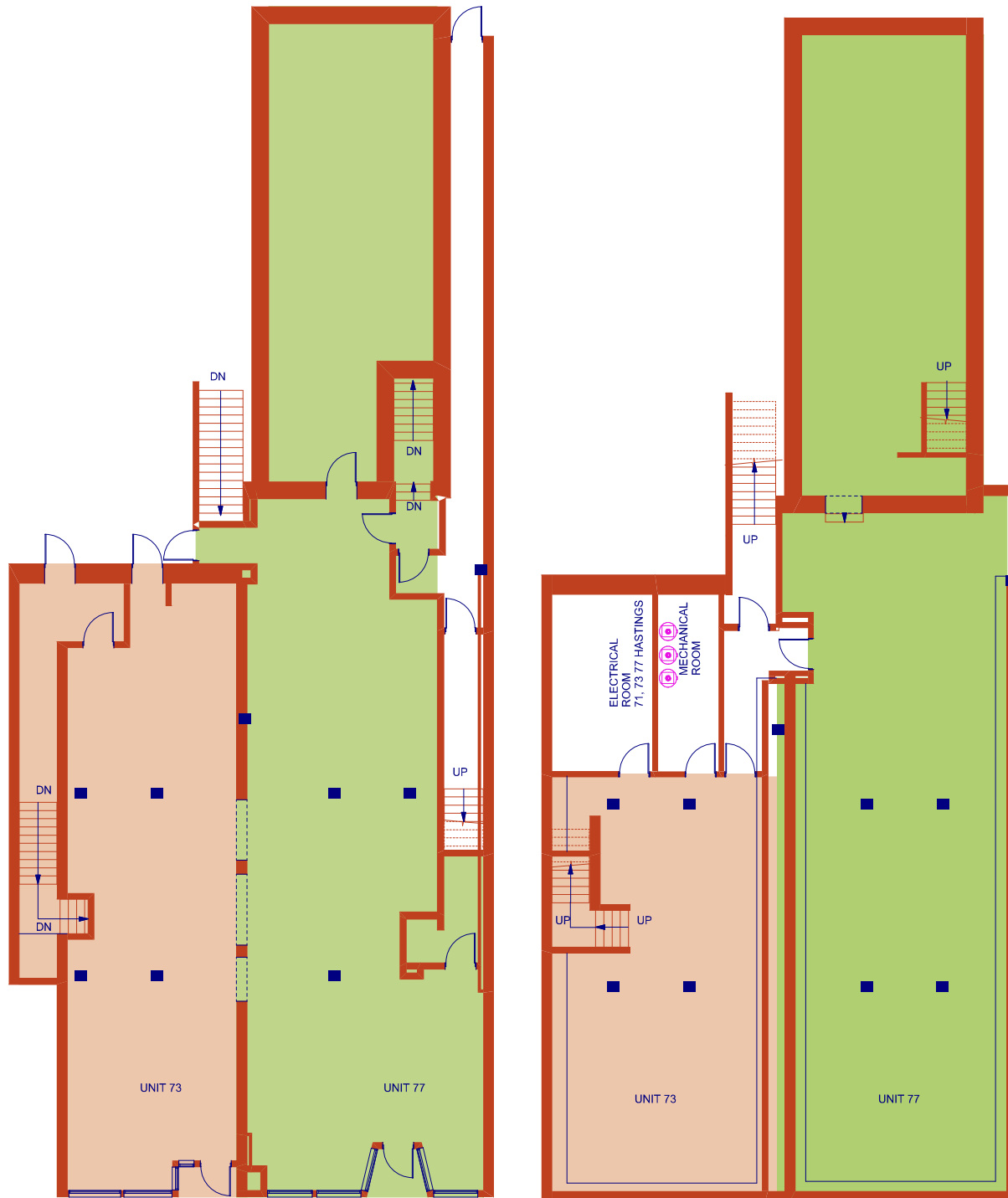
ASKING PRICE

\$6,999,999.00



*All sizes are approximate and subject to verification
 *Approved occupancy with the City of Vancouver is Social Service Centre for 77 E Hastings and Health Care Office for 73 E Hastings. The approved occupancy for 71 E Hastings is Office (Basement), Lobby/Entrance/Storage (1st Floor), 10 Dwelling Units (Units 201-210), and 9 Dwelling Units (Units 301-309). Purchaser is responsible for obtaining all necessary municipal approvals and licenses for their occupancy.

FLOOR PLANS - COMMERCIAL*



MAIN LEVEL

BASEMENT LEVEL

MAIN LEVEL¹

Unit 73: 1,418.00 SF

Unit 77: 2,546.1 SF

BASEMENT LEVEL¹

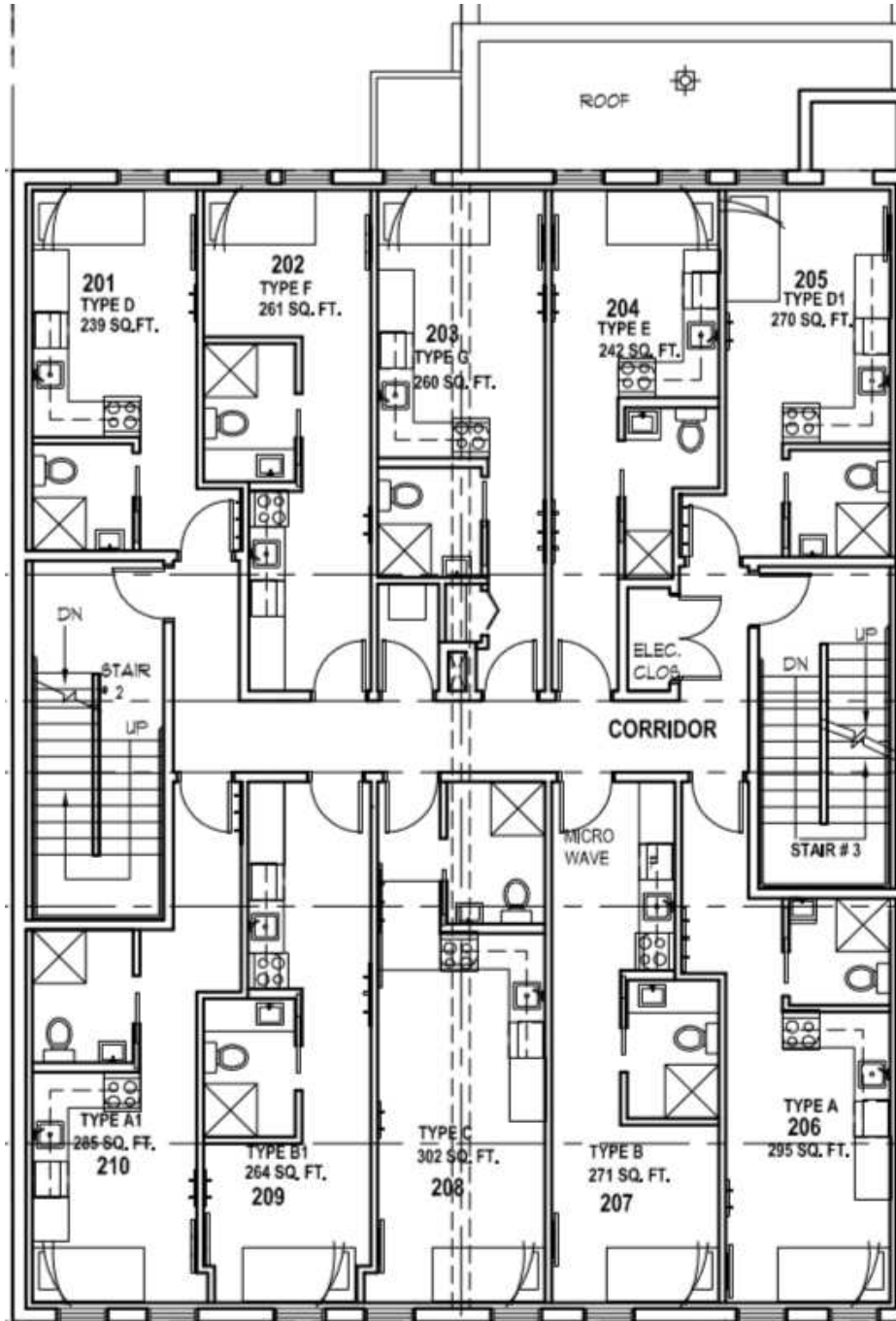
Unit 73: 1,078.00 SF

Unit 77: 2,508.60 SF

Total Rentable Area: 7,550.70 SF (Approx.)

*Floor plans are not 100% accurate and are subject to verification.
¹All sizes are approximate and subject to verification

FLOOR PLANS - 2ND FLOOR RESIDENTIAL *



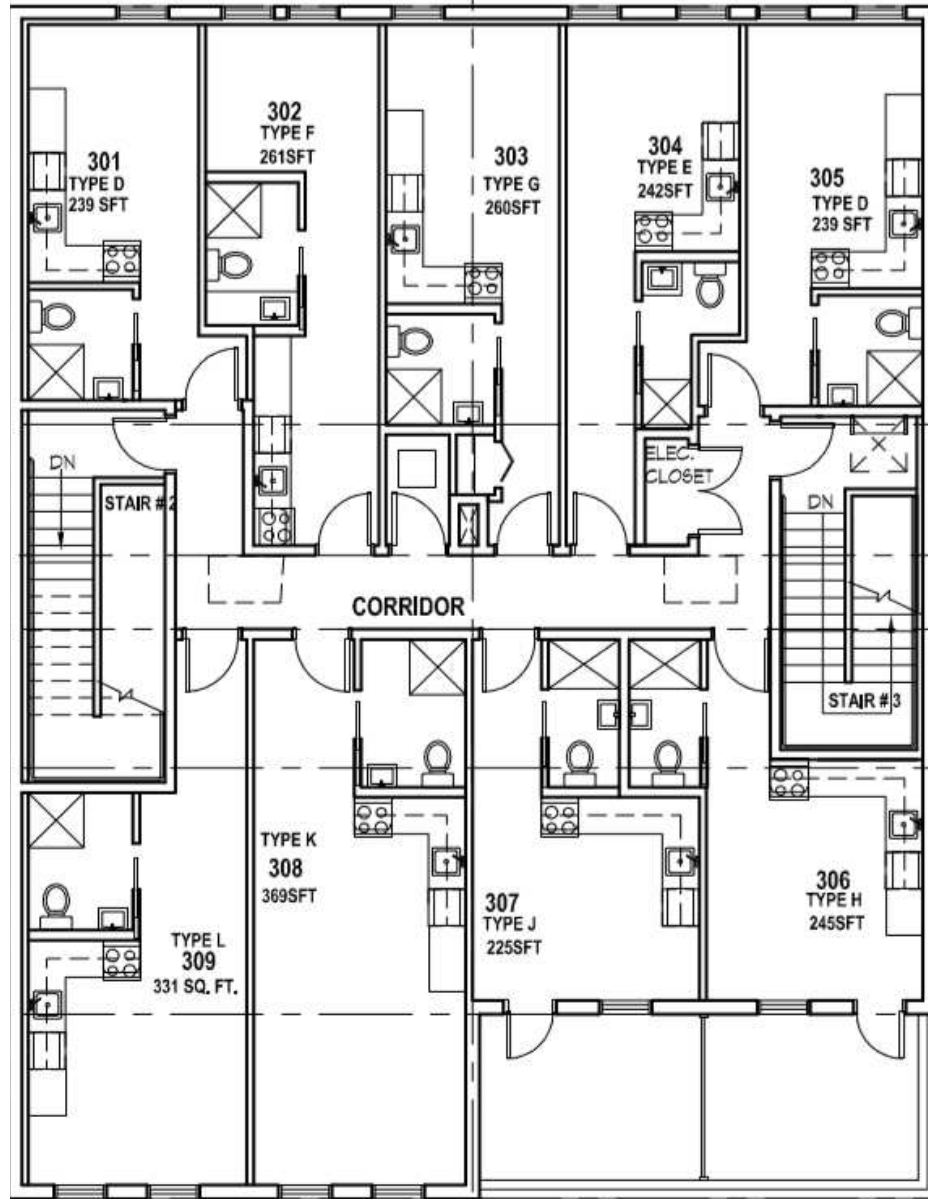
2ND FLOOR¹

Unit 201:	239 SF
Unit 202:	261 SF
Unit 203:	260 SF
Unit 204:	242 SF
Unit 205:	270 SF
Unit 206:	295 SF
Unit 207:	271 SF
Unit 208:	302 SF
Unit 209:	264 SF
Unit 210:	285 SF

Total Rentable Area: 2,689 SF (Approx.)

¹Floor plans are not 100% accurate and are subject to verification.
²All sizes are approximate and subject to verification

FLOOR PLANS - 3RD FLOOR RESIDENTIAL*

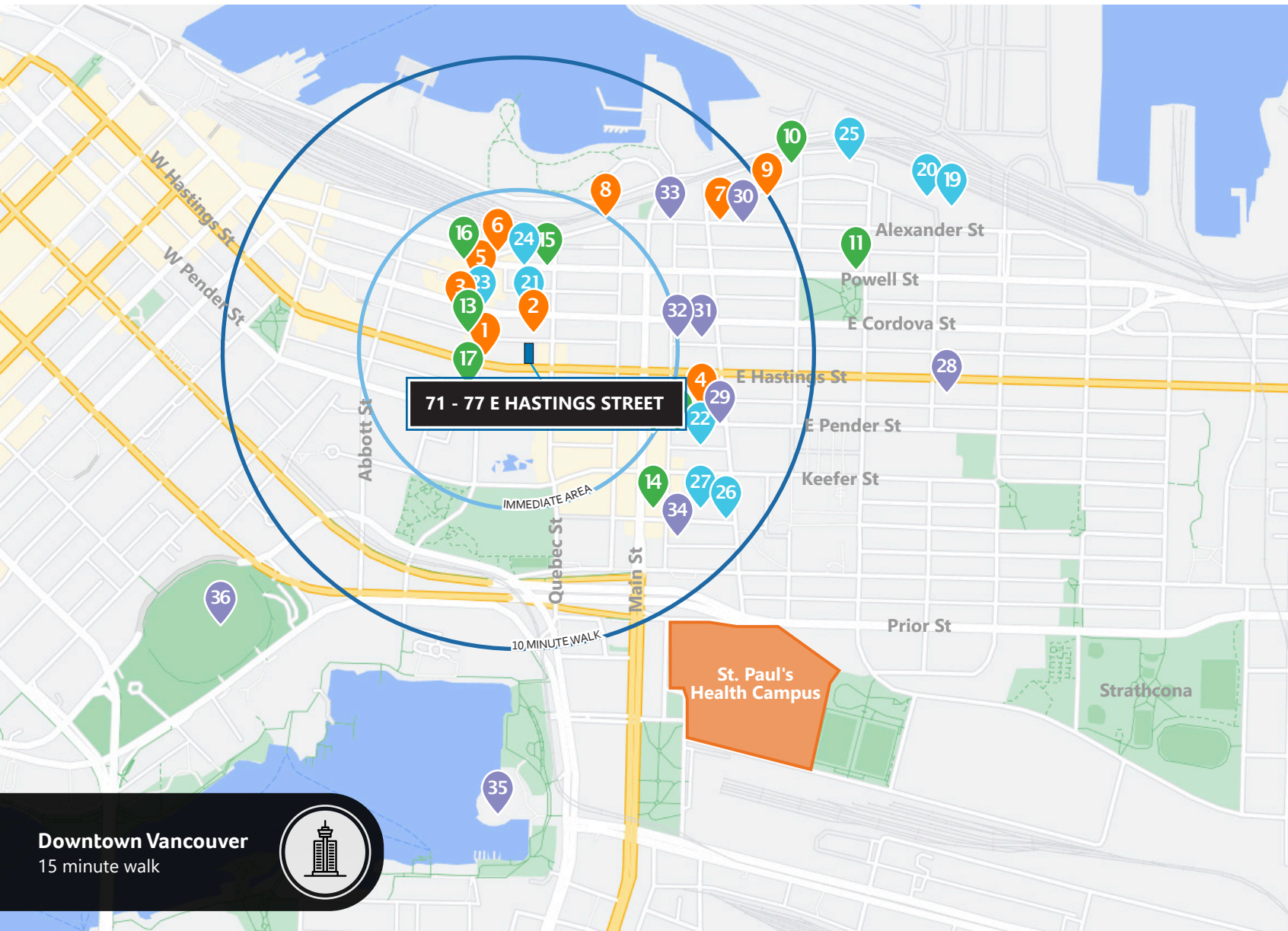


3RD FLOOR¹

Unit 301:	239 SF
Unit 302:	261 SF
Unit 303:	260 SF
Unit 304:	242 SF
Unit 305:	239 SF
Unit 306:	245 SF
Unit 307:	264 SF
Unit 308:	285 SF
Unit 309:	239 SF

Total Rentable Area: 2,274 SF (Approx.)

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Downtown Vancouver
15 minute walk



RESTAURANTS/BREWERIES

- 1. PiDiGiN
- 2. Gastronomy
- 3. Di Beppe
- 4. Kissa Tanto
- 5. Twisted Fork
- 6. LOCAL
- 7. Ask For Luigi
- 8. Alibi Room
- 9. Vancouver Urban Winery

CAFÉS

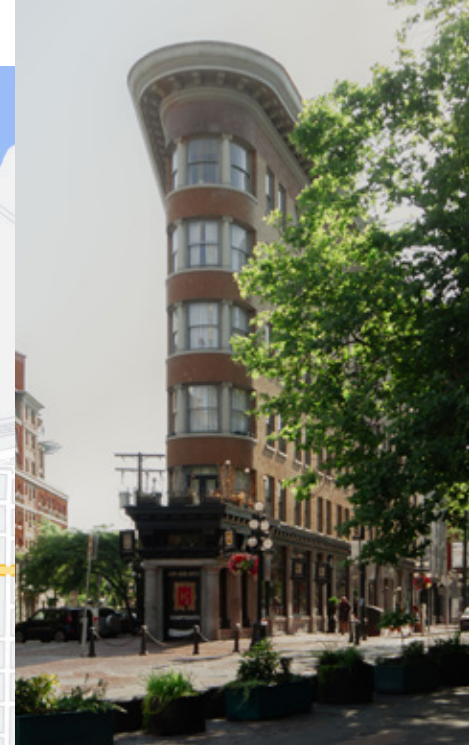
- 10. Railtown Cafe
- 11. The Uncommon Cafe
- 12. Propaganda coffee
- 13. East Van Roasters
- 14. Matchstick Coffee Roasters
- 15. Birds & The Beets
- 16. Buro Coffee
- 17. Aiyahno Cafe
- 18. Mello Donuts

SHOPS & BUSINESSES

- 19. Aritzia Head Office
- 20. Herschel Supply Co. Head Office
- 21. Rituals of Love Bridal
- 22. Diaz Combat Sports
- 23. Le Labo
- 24. Stussy
- 25. Park & Fifth
- 26. Larry's Market
- 27. Myodetox

CULTURE

- 28. Mónica Reyes Gallery
- 29. Or Gallery
- 30. Ice Box Gallery
- 31. Firehall Arts Centre
- 32. Vancouver Police Museum
- 33. The Ironworks
- 34. Access Gallery
- 35. Science World
- 36. BC Place



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EAST
HASTINGS

CONTACT US FOR MORE INFORMATION

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