

FOR LEASE

# 877 E HASTINGS STREET

Prime Strathcona Showroom/Light Industrial Opportunity



# Rooted in East Vancouver's Creative Culture. Connected to the City's Business Core.



## THE LOCATION

The property is located on the north side of East Hastings Street in the heart of vibrant Strathcona. A neighbourhood celebrated for its creative spirit and community charm. Just minutes from Downtown and next to Railtown, Chinatown, and Gastown, this area blends heritage character with fresh growth.

Steps away, you'll find local favourites like Strathcona Beer Company, Les Amis Du Fromage, The Garden Strathcona Café, Article, and Prototype Coffee. One block east, Strathcona Village by Wall Financial has brought 350 new homes and over 60,000 SF of commercial space, adding even more energy to the neighbourhood.

With a growing mix of residents, businesses, and amenities, this location is at the centre of an exciting transformation. A place where community and opportunity come together.



# THE FEATURES



Newly renovated building located in trendy Strathcona



Expansive ceiling heights



Large windows with excellent signage potential



Ground-level loading area at rear



Dedicated in-suite washroom



Secured underground parking available, plus ample street parking



Strategically located with excellent transit accessibility and ongoing neighbourhood growth from multiple developments in the immediate area

Signage Potential



Expansive Ceilings



Unit 873

Abundant Natural Light



Unit 873

Parking & Loading at Rear



# SALIENT FACTS

<b>BASIC RENT:</b>	\$24.00 PSFPA
<b>ADDITIONAL RENT:</b>	\$12.87 (2025 est.)
<b>ZONING:</b>	M-1 (Industrial)
<b>AVAILABILITY:</b>	Immediately

FLOOR PLAN & AVAILABILITIES



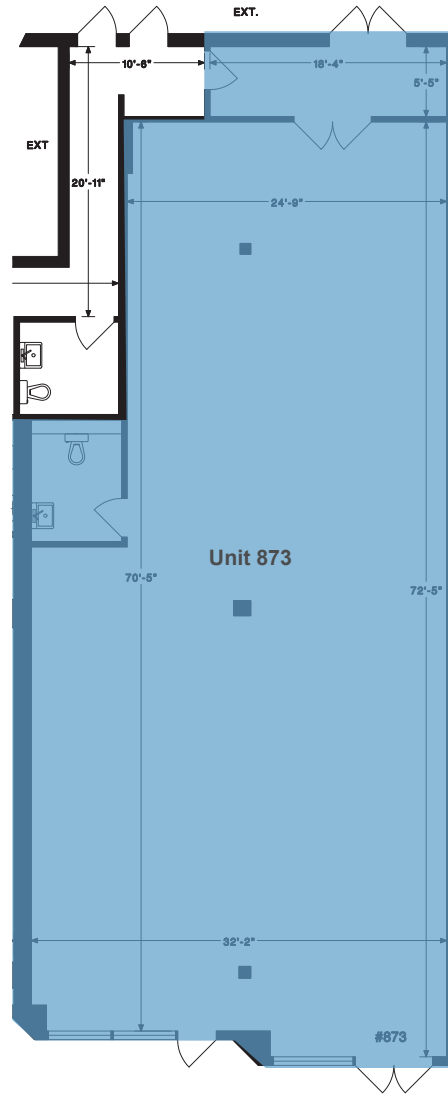
Unit 873



Unit 873

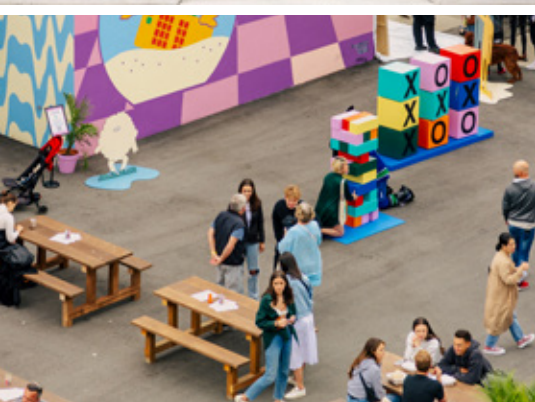


Unit 879



UNIT:	SIZE: <sup>1</sup>
873	2,337 SF

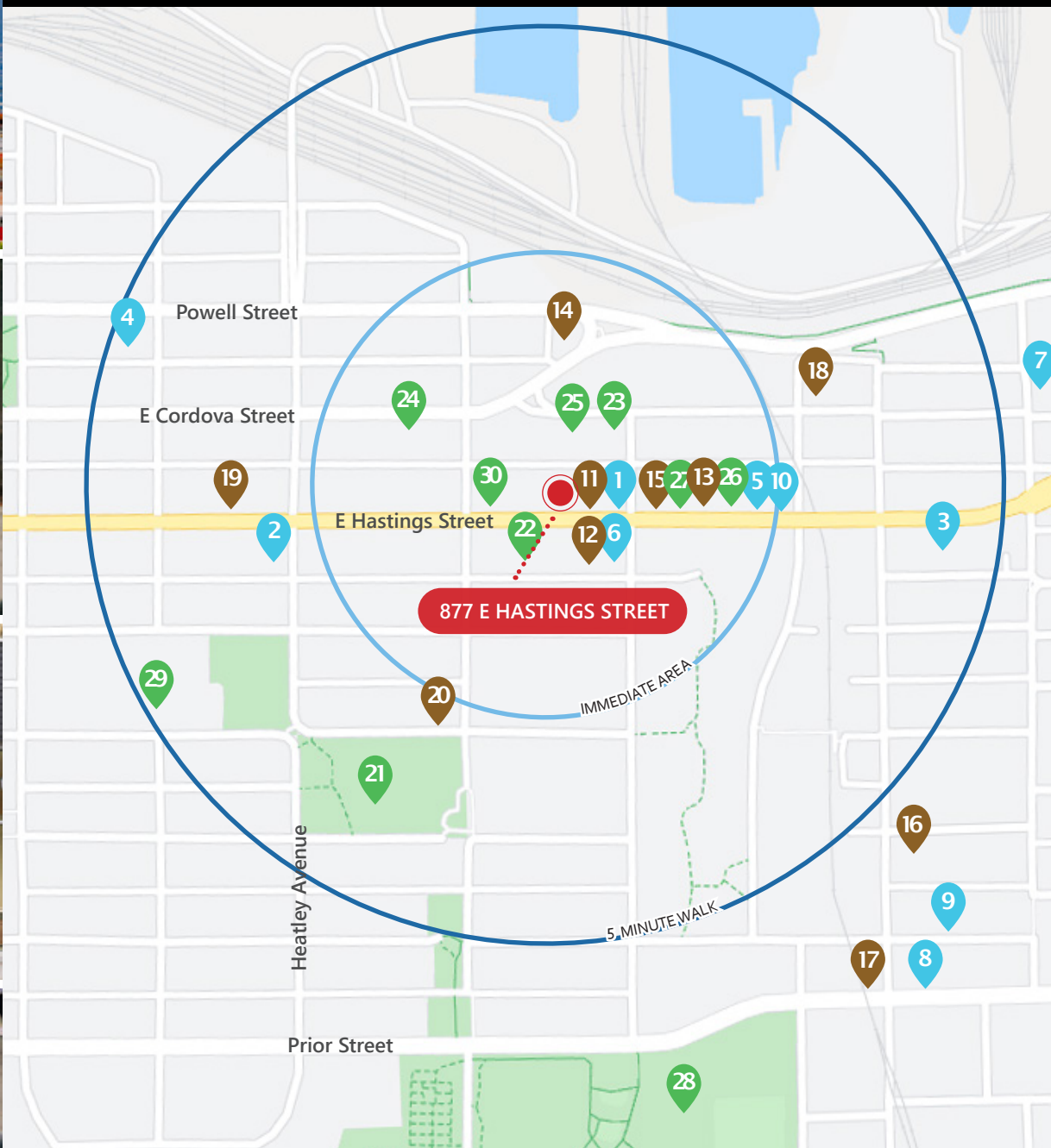
<sup>1</sup>All sizes are approximate and subject to verification.  
<sup>2</sup>Floor plans may not be 100% accurate and are subject to verification.



**86 Walker's Paradise**  
Daily errands do not require a car

**74 Rider's Paradise**  
World-class public transportation

Source: walkscore.com



<b>10 MIN</b>	<b>20 MIN</b>	<b>9 MIN</b>	<b>6 MIN</b>
Drive to Downtown Vancouver	Transit to Downtown Vancouver	Drive to Mount Pleasant	New St. Paul's Health Campus

## around the neighbourhood.

### DINING + COCKTAILS

1. Strathcona Beer Company
2. The Heatley
3. Pink Pearl Chinese Seafood Restaurant
4. Dosanko
5. Pho Khanh Express
6. S2 Cafe House
7. Container Brewing Ltd.
8. Luppolo Brewing Co.
9. Savoury Chef Foods
10. Tatchan Noodles

### COFFEE + CASUAL FARE

11. Prototype Coffee
12. The Garden Strathcona
13. Rumor Cafe
14. Starbucks
15. Lucy's Frozen Custard
16. Peace and Culture Coffee
17. La Casa Gelato
18. Focacciaza
19. Coastal Eden Cafe
20. Wilder Snail

### AMENITIES + SHOPPING

21. MacLean Park
22. Article
23. Lordco Auto Parts
24. MakerLabs
25. Clubcard Printing
26. Moonlight Natural Pet Store
27. Nima Tattoo
28. Strathcona Park
29. Strathcona Community Centre
30. les amis du FROMAGE

## Contact Us

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