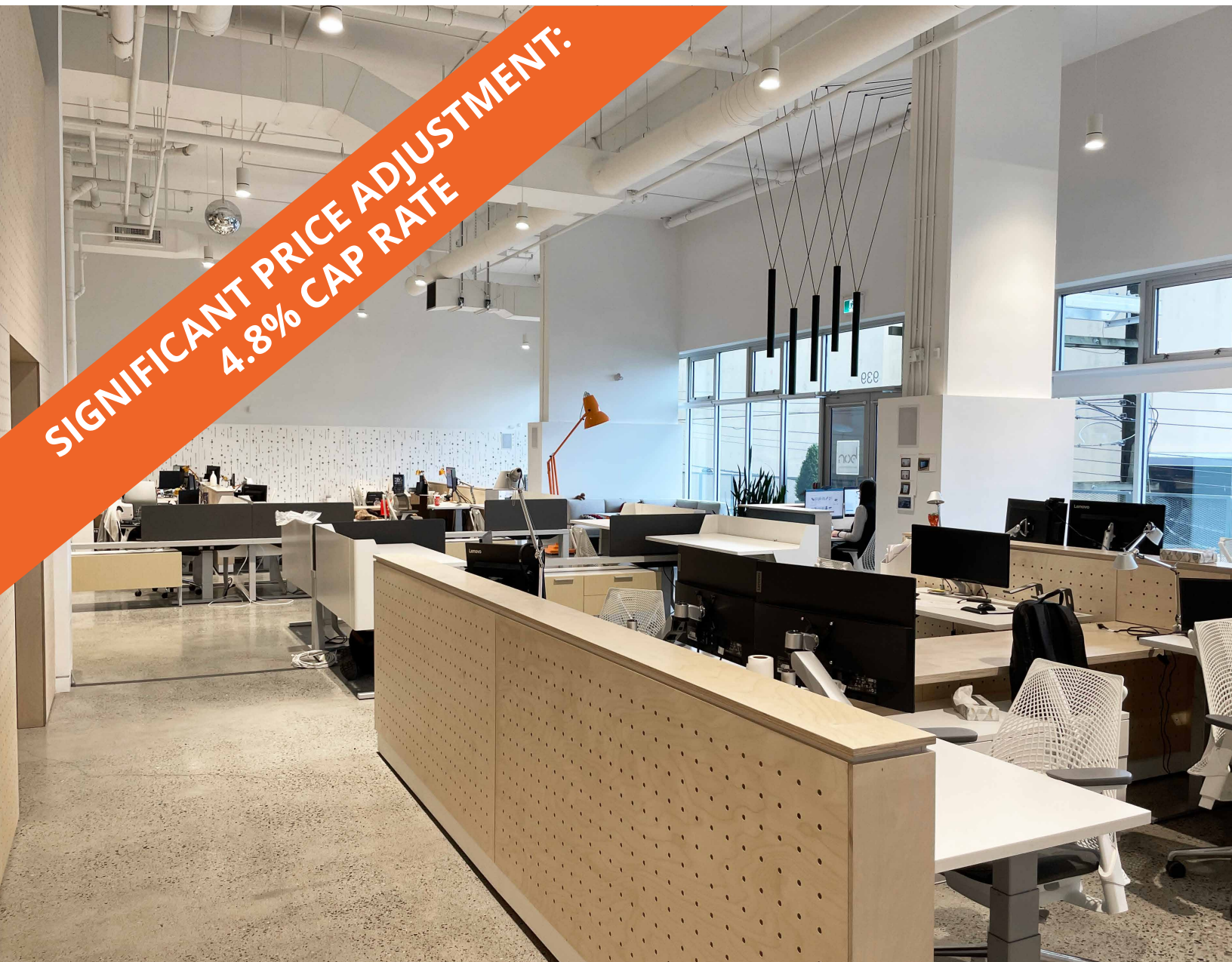


**AVISON
YOUNG**

For Sale

**939 East Hastings Street
Vancouver, BC**



5,185 sf of extensively renovated,
high-quality investment opportunity
at the WorkSpaces @ Strathcona
Village in East Vancouver

Stuart Wright*, Senior Vice President
604 647 5097

stuart.wright@avisonyoung.com

**Stuart Wright Personal Real Estate Corporation*

Extensively renovated owner-user or investment opportunity

939 East Hastings Street
Vancouver, BC

Property details

MUNICIPAL ADDRESS

939 East Hastings Street, Vancouver, BC

PID

030-453-763

LEGAL DESCRIPTION

STRATA LOT 11 DISTRICT LOT 181 GROUP 1 NEW
WESTMINSTER DISTRICT STRATA PLAN EPS5053

YEAR BUILT

2018

AVAILABLE AREA

Ground Floor	4,416 sf
Mezzanine	769 sf
Total	5,185 sf

ZONING

CD-1 (561)

PARKING

Seven (7) private parking stalls including one EV charging stall

PROPERTY TAXES (2024)

\$33,767.60

TENANCY

Kirsten Reite Architecture Inc.

TERM

Jan. 1 2020, expiring Dec 31, 2029

OCCUPANCY

Potential vacant possession with reasonable notice to the tenant

NET OPERATING INCOME

\$158,765 as of Jan 2025

FINANCING

Treat as clear title

VENDOR FINANCING

Vendor willing to offer Vendor Take-Back Financing

ASKING PRICE

\$3,300,000 (\$636 psf)

CAP RATE

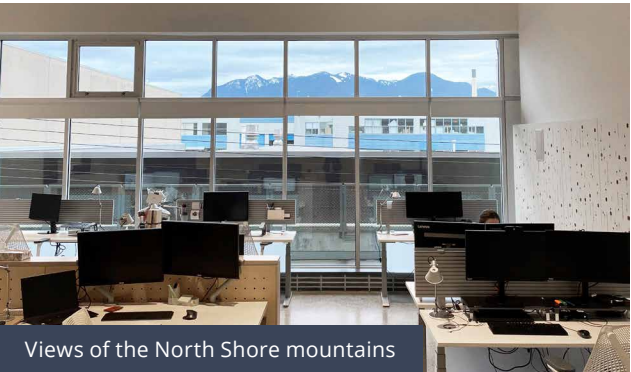
4.81%

Opportunity

Avison Young is pleased to present the opportunity to purchase a meticulously maintained and operated, 5,185-sf, strata office space currently occupied by Kirsten Reite Architecture Inc. on a long-term lease. The CD-1 zoning allows for various uses, including but not limited to general manufacturing, office, artist studio, retail, services, wholesaling, restaurant, beauty salon. The WorkSpaces @ Strathcona Village comprises more than 60,000 sf across two (2) floors of industrial-retail flex office space which sit below residential towers to total a 300,000 sf building covering almost an entire city block and designed to LEED Silver standards by the award winning GBL Architects.

Location

The Subject Property is located in the heart of the Strathcona in East Vancouver, with direct exposure onto East Hastings Street, between Raymur and Campbell Avenues and within walking distance is a variety of shops and services, including micro-breweries, artist studios, restaurants, grocery stores and coffee shops. The Property sits just a five-minute drive to Downtown Vancouver and Vancouver International Airport is a 35-minute drive south.



Views of the North Shore mountains



In unit bike storage



Washroom with shower facilities



High quality kitchen space

Building highlights



Flexible occupancy options



19' clear ceiling heights



Kitchens and lunchrooms



Shared grade level loading area (covered)



Two (2) washrooms with showers



Seven (7) secured underground parking stalls, including EV charging



In unit bike storage facility



Excellent exposure to Hastings Street



North Shore mountain views



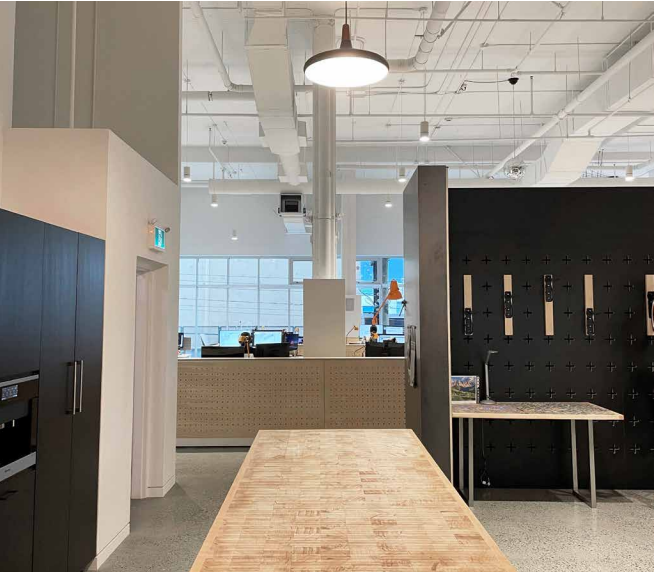
5-minute drive to Downtown Vancouver



High-quality office build out with a mix of open space, boardrooms and office area



Direct access from East Hastings Street



94

BIKER'S PARADISE

Daily errands can be accomplished on a bike



85

VERY WALKABLE

Most errands can be accomplished on foot



73

EXCELLENT TRANSIT

Transit is convenient for most trips



Drive times

Trans-Canada Hwy	8 minutes
Granville Island	15 minutes
Downtown Vancouver	5 minutes
YVR Airport	35 minutes

Points of interest

1. The Heatley
2. Astoria Hotel
3. Starbucks
4. Prototype Coffee
5. The Garden Strathcona
6. Pink Pearl Chinese Seafood
7. DP World Vancouver
8. Centerm
9. Container Brewing Ltd.
10. Axum

Contact for more information

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604 647 5097

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**AVISON
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COMPANIES**

Platinum member

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