

3,408 SF



#120 - 138 E Hastings Street | Vancouver, BC

FOR SALE | Main floor office space in a newer six-storey residential building

Opportunity to purchase a strata office property in Vancouver's Downtown Eastside, centrally situated between Columbia and Main Street on East Hastings St.

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#120 - 138 E Hastings Street Vancouver, BC

Property

The property consists of two main floor strata lots totaling 3,408 SF, with access from Hastings Street but windows facing the lane. The space is nicely improved as office space.

Location

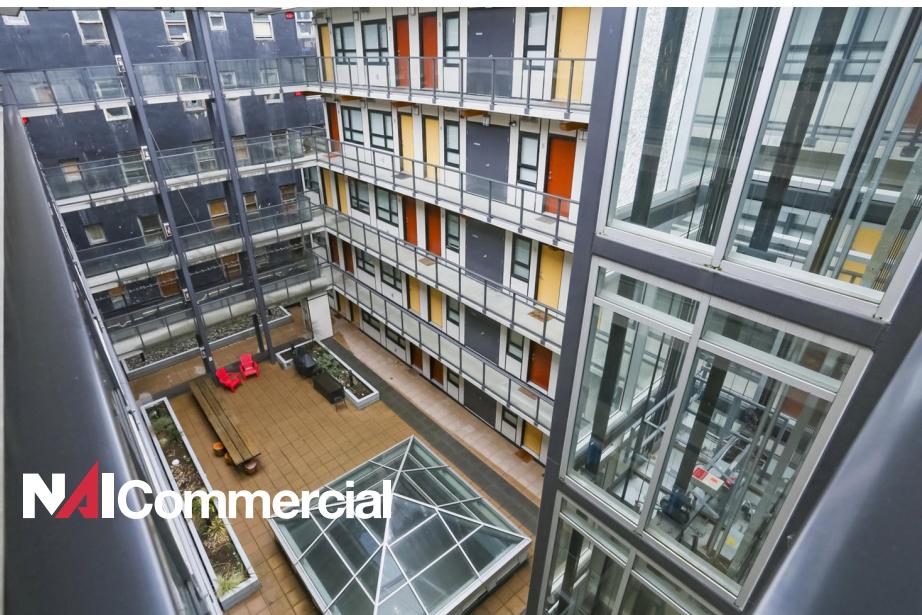
Located in the Downtown Eastside between Columbia and Main Street on East Hastings Street.

Building

A new six-storey residential building with main floor commercial space built in 2015.

Tenancy

The space is occupied by the Atira Women's Resource Society on a month-to-month tenancy. Atira are paying \$6,854.59 per month, which includes \$2,735.46 base rent and \$4,119.72 additional rent, plus GST.



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Property Details

Civic Address

138 E Hastings St, Unit #120,
Vancouver, BC, V6A 1N4

Legal Description

Strata Lots 88 & 89, Plan EPS3084,
District Lot 196, Group 1, New
Westminster Land District, together
with an interest in the common property
in proportion to the unit entitlement of
the strata lot as shown on Form V.

PIDs

029-719-585, 029-719-593

Lot Size

3,408 SF

Parking

Two stalls

Zoning

DEOD

Assesment (2025)

Land	\$790,000
Building	\$842,000
Total	\$1,632,000

Strata Fees

\$2,743 per month

Property Taxes (2025)

\$18,588

Asking Price

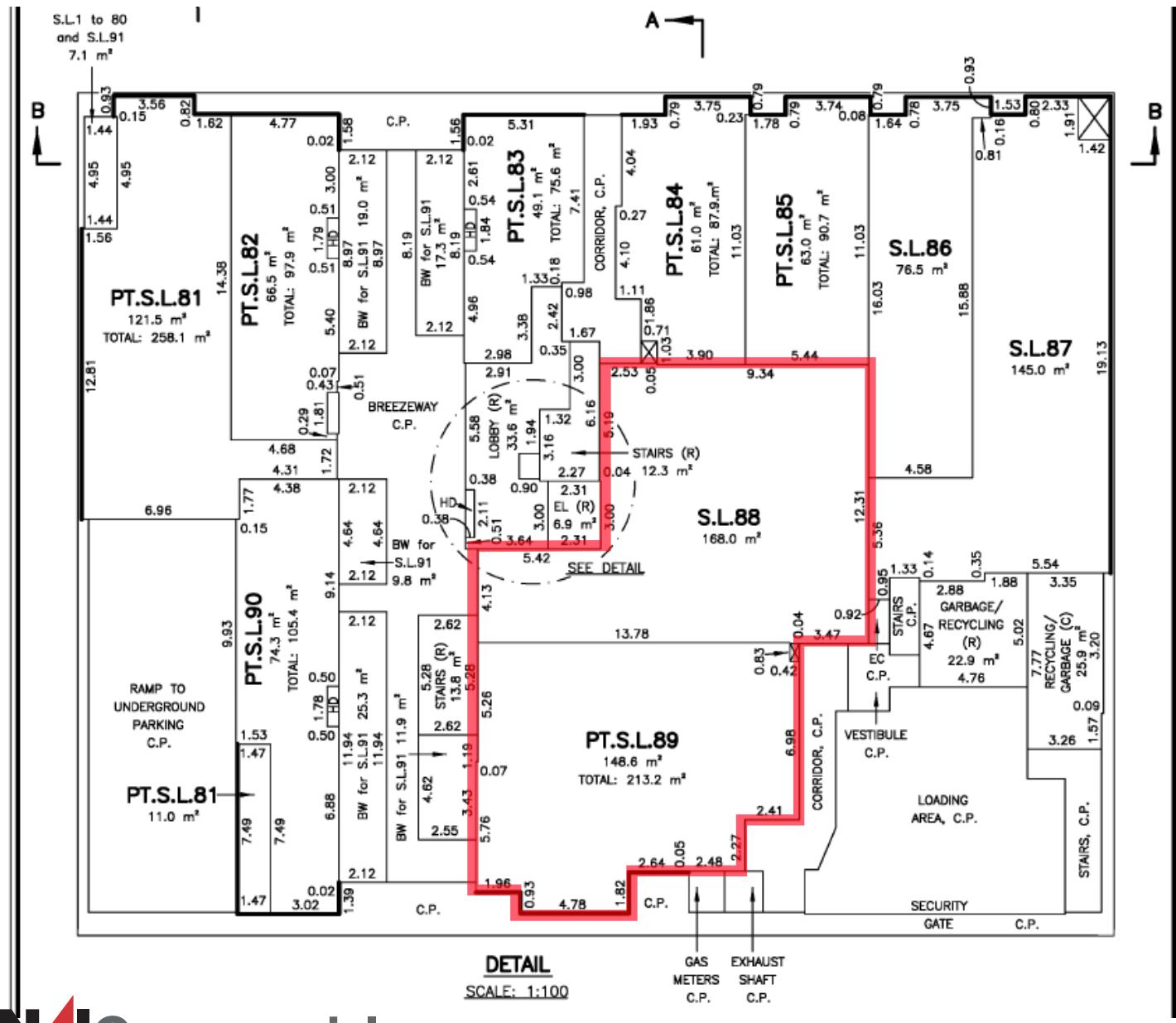
\$1,450,000 (\$425 per SF)

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Floor Plan





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