

FOR SALE | INDUSTRIAL/RETAIL
843 EAST HASTINGS STREET
VANCOUVER, BC

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Outstanding Strathcona Opportunity**
- ▶ **12,200 SF Building on Two Levels**
- ▶ **Food Manufacturing, Retail, and Restaurant Improvements**
- ▶ **Tenanted Lower Floor**

Don Mussenden
Personal Real Estate Corporation
D 604.630.3373 C 604.724.0700
don.mussenden@lee-associates.com

Mitch Ellis
D 604.630.3383 C 604.729.7699
mitch.ellis@lee-associates.com

Ryan Saunders
Personal Real Estate Corporation
D 604.630.3384 C 604.760.8799
ryan.saunders@lee-associates.com



Location

The subject property is located on the north side of East Hastings Street between Hawks and Campbell Avenues and three blocks west of Clark Drive. Only two kilometres from the Downtown Core, the property is centrally located in the rapidly transforming Strathcona neighbourhood which is a few blocks from Chinatown, Railtown, and the Clark Drive industrial areas. **Major tenants in the area include Strathcona Beer Company, The Garden Café, Flax Home, Starbucks, Pink Pearl Chinese Seafood, The Heatley, and Vancouver Public Library.**

Improvements

The site is improved with a 12,200 SF concrete building constructed in 1924 for the Royal Canadian Navy. The building consists of a 6,100 SF main floor and 6,100 SF basement. The owner undertook a first-class renovation of the building in 2009, when the building was gutted and underwent a virtually complete renovation. Upgrades included:

- ▶ New plumbing, electrical, rooftop heating and air-conditioning
- ▶ New exit stairs, storefront on Hastings Street, and torch-on roof
- ▶ 40 seat restaurant
- ▶ Kitchen work included freezer, grease traps, and hood and return air
- ▶ Retail store and food manufacturing space
- ▶ Basement storage (accessed by loading ramp)

Store fixtures and chattels are not included in the sale.



Legal Description

Lots 32 & 33 Block 61 District Lot 181 Plan 196

PID

004-939-191

Zoning

M-1 (Light Industrial)

Site Size

6,100 SF – 50' frontage on the north side of East Hastings Street with a return depth of 122'.

Property Taxes

\$30,113.70 (2023)

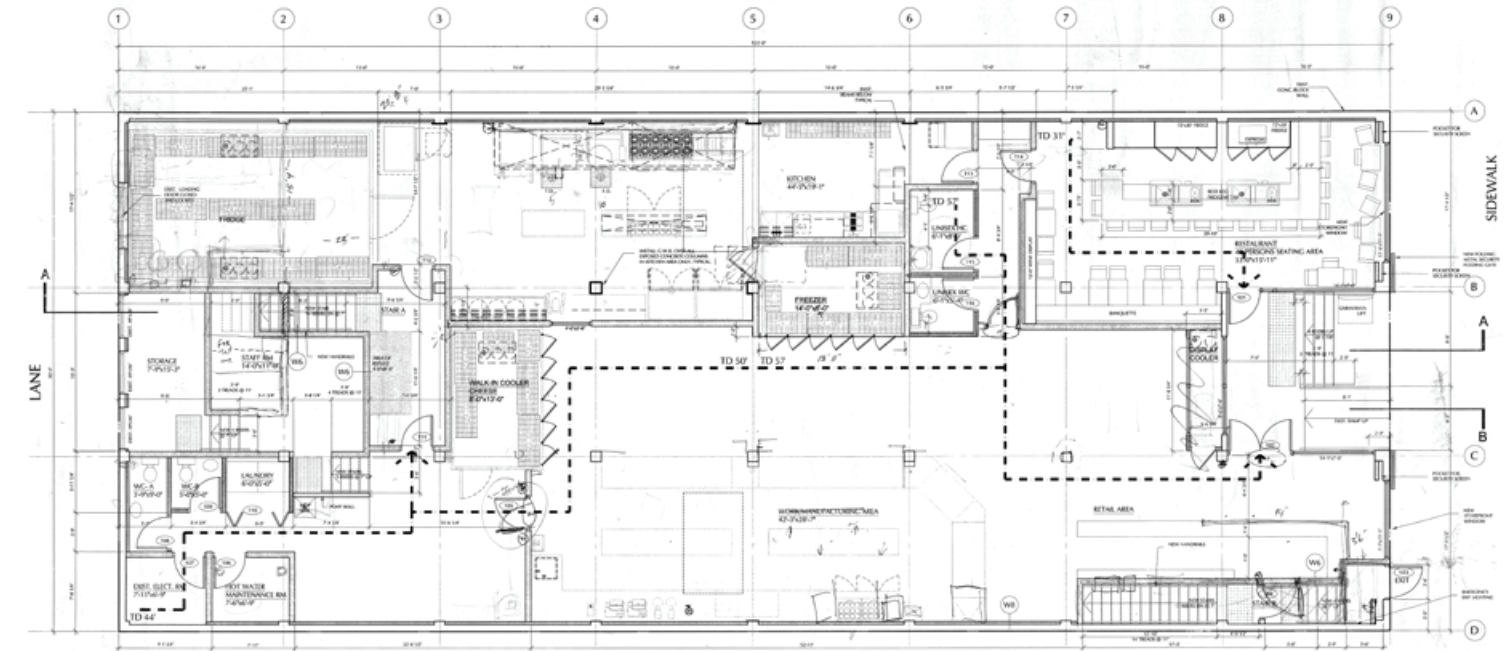
Price

\$5,190,000

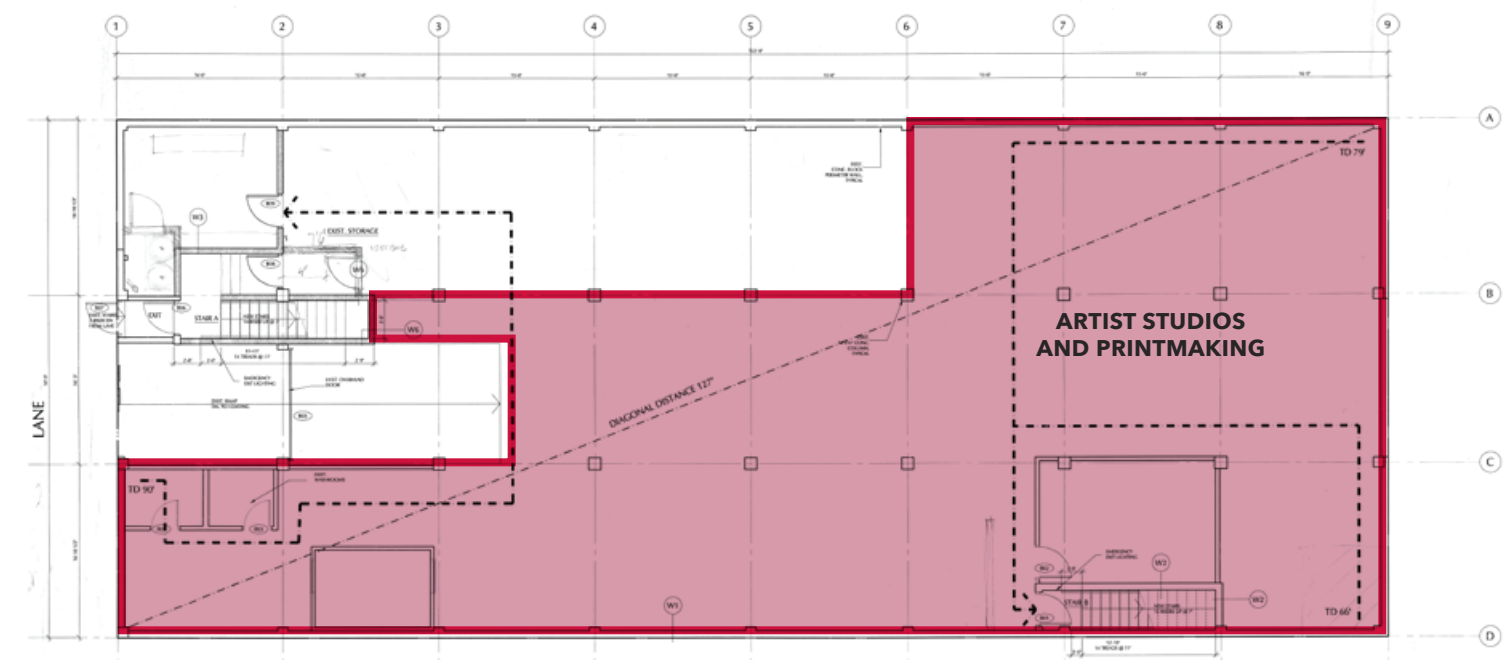
Tenancy and Income

A portion of the lower floor of the building is occupied by printmaking and artists studios leased until June 30, 2024. There is no Right of Lease Renewal but an extension of the lease is possible.

Main Level Plan*



Basement Level Plan*



*Some modifications to the plans were made during construction.



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