



#120 - 138 E Hastings Street | Vancouver, BC

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

Opportunity to purchase a new 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 direct street level access from Hastings Street but windows facing the courtyard. The space is nicely improved as a professional office space.

Location

Located in the Downtown Eastside between Columbia Street and Main Street on East Hastings Street. Minutes from the Stadium Chinatown Skytrain Station.

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



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

Strata Lot Size

3,408 SF

Parking

Two stalls

Zoning

DEOD (Downtown-Eastside/
Oppenheimer District)

Assesment (2025)

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

Strata Fees

\$2,743 per month

Property Taxes (2025)

\$18,588

Revised Price

\$998,000 (\$293 per SF)

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CANADA PLACE

ALONG EAST HASTINGS STREET

- BMO BANK OF MONTREAL
- PHARMASAVE
- BC LIQUOR STORE
- L'ARTISTA ITALIAN
- HIRO SUSHI
- CAFFE ARTIGIANO
- EXPERT PHYSIO
- CHAD THAI
- STAN'S PIZZA JOINT
- SAFeway
- STARBUCKS
- TD CANADA TRUST
- RBC ROYAL BANK
- BLISS CAFE
- VALLEY BAKERY
- CIOFFI'S MEAT MARKET
- ANTON'S PASTA BAR
- KAZU JAPANESE

120-138
E HASTINGS ST

E HASTINGS ST

STADIUM-CHINATOWN STATION



ANDY LIVINGSTONE PARK

ROGERS ARENA

BC PLACE

MAIN ST

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