

FOR SALE

COURT-ORDERED SALE

# 74 W HASTINGS STREET

Grand Union Hotel | Gastown-Crosstown Investment/Redevelopment Opportunity



NEW PRICE!

# THE OPPORTUNITY

Corbel Commercial is pleased to present, under court-ordered sale, the Grand Union Hotel located at 74 W Hastings Street. The subject property sits prominently near the South East corner of W Hastings Street and Abbott Street. The site features approximately 40 feet of frontage along West Hastings Street and approximately 120 feet of depth. The Grand Union Hotel is a 3-storey plus lower-level mixed-use building with commercial on the main floor and residential up above\*. The main floor commercial premises is occupied by the Grand Union Pub, which features a 240-seat liquor primary license and the upper two floors are comprised of Thirty-Five (35) rooming house units\*.

Located between Abbott Street and Carrall Street, 74 West Hastings Street offers convenient access to Downtown Vancouver, Gastown, Chinatown, and the upcoming St. Paul's Hospital and Health Campus. The area's current official development plan allows for opportunities to increase density under specific conditions, presenting significant potential for future development and growth\*.



## SALIENT FACTS

### Civic Address

74 W Hastings Street, Vancouver BC

### No. of Stories

Three (3) Plus Basement

### Lot Size<sup>1</sup>

4,920 SF (Approx.)

### Gross Building Size<sup>1</sup>

Please contact agent

### Commercial

The main floor and lower level are occupied by an existing liquor primary establishment. A 240 seat liquor primary license will be included as part of the sale.

### Zoning

DD (Comprehensive Development)

### PID

015-499-855  
015-499-871

### Legal Description

LT 3 & 4, Except the West 10 Feet, BLK 29, DL 541, PL 210

### No. of Residential Units\*

35 Designated SRO Units

### Property Tax

\$31,041.10 (2025)

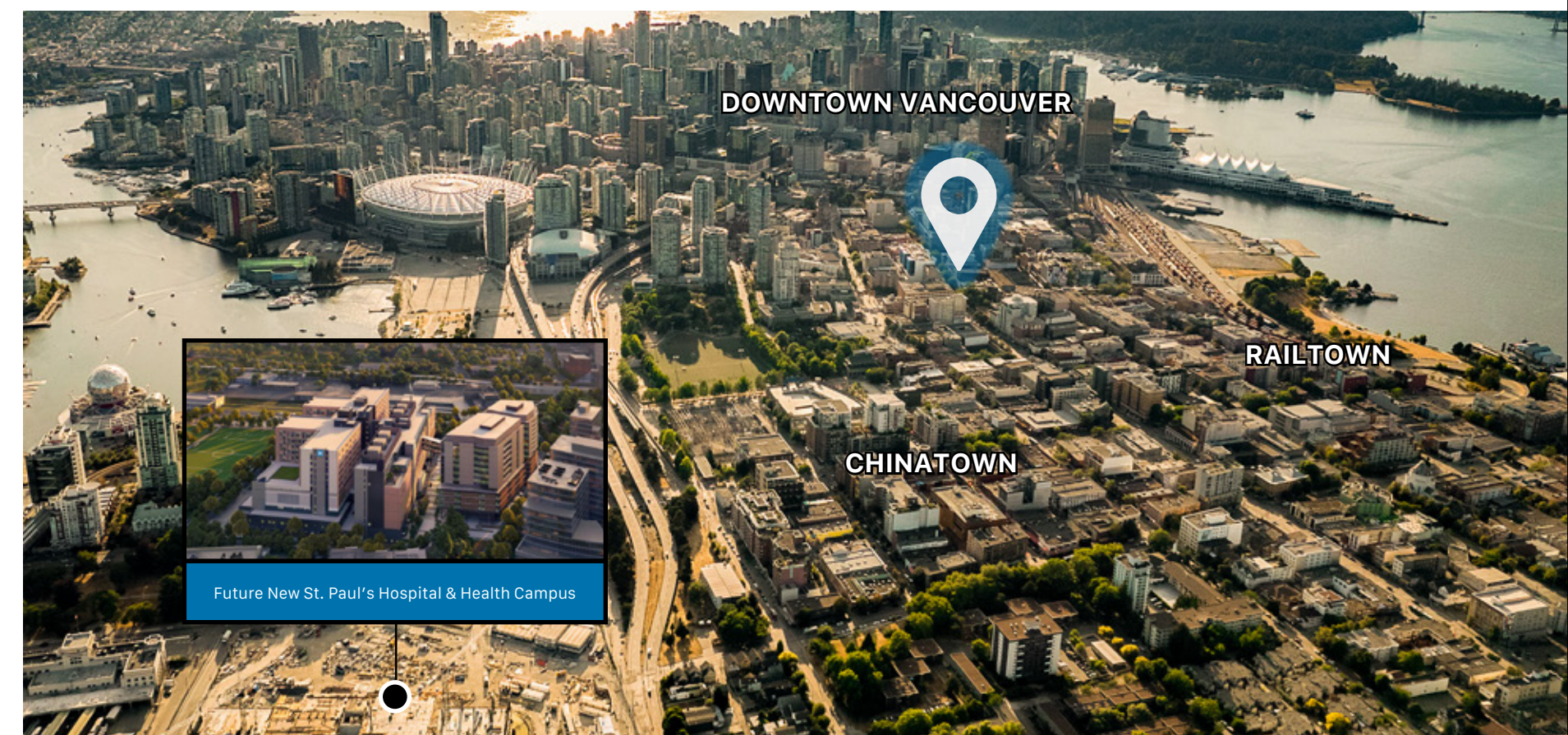
### Actual/Projected Net Income

Please contact agent

### New Asking Price

~~\$6,898,000.00~~ **\$4,375,000.00**

<sup>1</sup>All sizes are approximate and subject to verification



\*Subject to the City of Vancouver's Single Room Accommodation (SRA) bylaw.

\*Approved occupancy with the City of Vancouver is Single Room Accommodations (35 sleeping units) for 74 W Hastings Street and Neighbourhood Public House with Ancillary Retail Limited Food for 78 W Hastings Street. Purchaser is responsible for obtaining all necessary municipal approvals and licenses for their occupancy.

# COMPLETED & PROPOSED PROJECTS

IN THE IMMEDIATE AREA



## BLOOD ALLEY BY WESTBANK

Completed 10-storey mixed-use property with retail spaces at grade, a proposed futuristic restaurant and lounge space, and a 598 live music hall jointly operated by Live Nation Canada & Siegel.

- Lot Size: 115,000 SF (Approx.)
- Residential Units: 142 (Approx.)



## THE COHEN BLOCK

Proposed historic joint venture between Bosa Properties and Army & Navy properties.

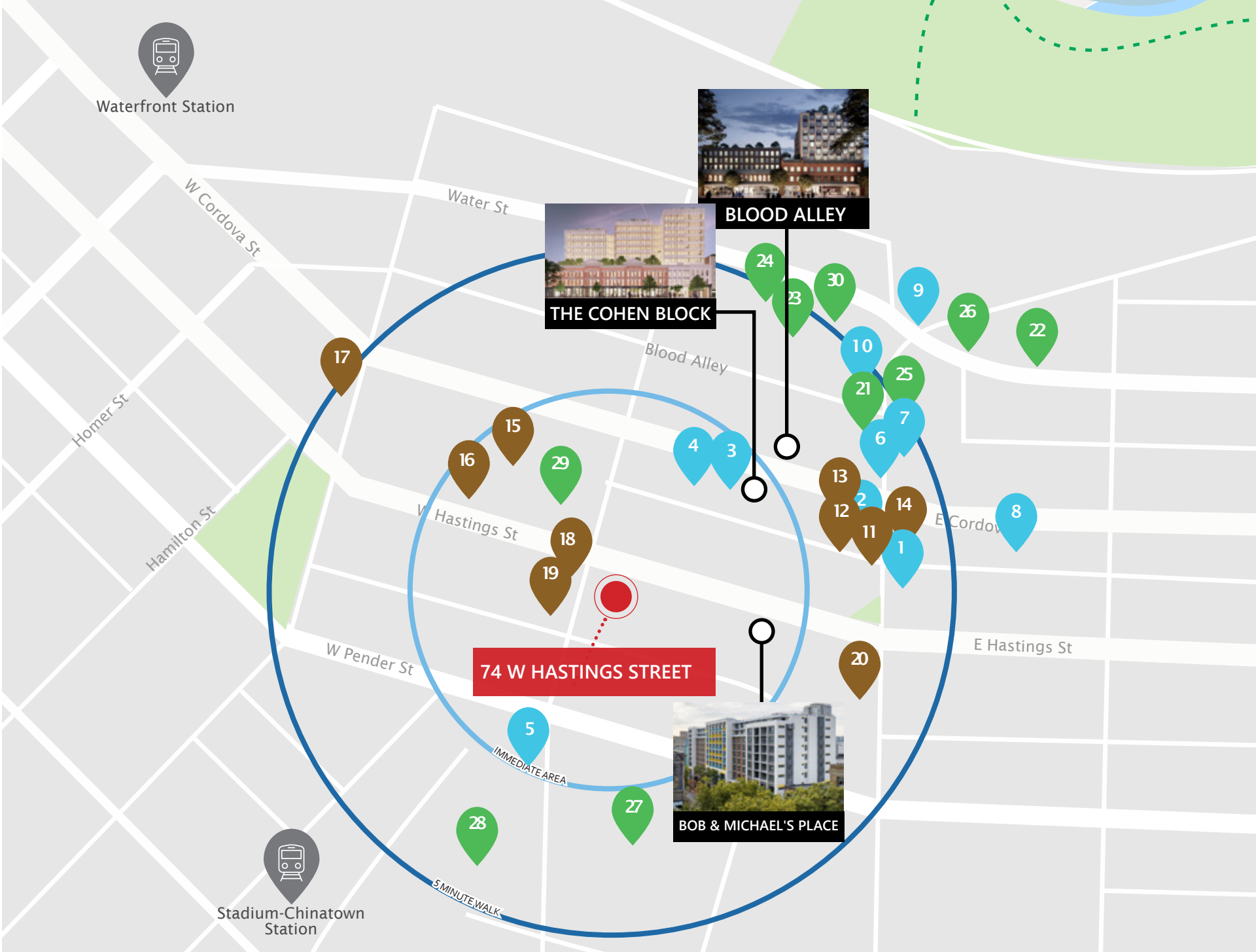
- Proposed Building Height: 149ft to 169.5ft (Approx.)
- Proposed Number of Rental Units: 189 (Approx.)
- Proposed sq. ft. of Commercial Space: 240,000 SF+ (Approx.)



## BOB & MICHAEL'S PLACE

Completed 10-storey mixed-use property featuring 50,000 sq. ft. of integrated health centre and 5,500 sq. ft. of at grade commercial retail space.

- Project Size: 225,000 SF (Approx.)
- Number of Units: 231
- Achieved Density: 6.6 FSR (Approx.)



## LOCATION

74 West Hastings Street is ideally situated near the vibrant neighborhoods of Gastown, Chinatown, and Crosstown, which boast a variety of popular restaurants and cafes, including Kissa Tanto, Prado Cafe, L'Abattoir, Meat & Bread, East Van Roasters, Tekkaba, and Di Beppe. Adjacent to the property is the Vancouver Chinatown Foundation's new project, Bob & Michael's Place. Nearby developments include the iconic Woodward's project, the recently completed Blood Alley Development by Westbank, and the future Cohen Block Development, a historic collaboration involving Jacqui Cohen, Army & Navy Properties, and Bosa Properties. This prime location is well-served by multiple transit routes and is within walking distance of the SeaBus terminal, Waterfront Station, and the West Coast Express, with ample public parking available in the immediate area.



### RESTAURANTS/BARS

1. PiDiGiN
2. Di Beppe
3. GRETA Bar
4. Sooda Korean BBQ
5. Taishoken Ramen
6. Kozak
7. Blarney Stone
8. Gastronomy
9. LOCAL
10. L'Abattoir

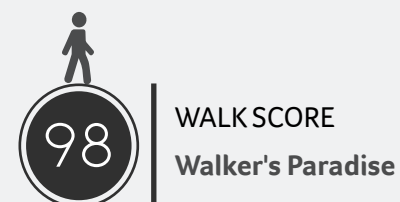
### CAFÉS/CASUAL FARE

11. East Van Roasters
12. Nelson the Seagull Cafe
13. Di Beppe Caffè
14. Belle O'Bella
15. Meat & Bread
16. Kafka's Coffee
17. Purebread
18. Prado Cafe
19. Boba Run
20. Aiyahno Cafe

### SHOPPING

21. Le Labo
22. Stussy
23. COS
24. Shop Makers
25. From Another
26. Kimprints
27. International Village Mall
28. T&T Supermarket
29. Woodward's
30. RODEN GRAY

### ACCESSIBILITY



## Contact Us

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