

SOLD

1172 & 1180 E HASTINGS STREET

STRATHCONA | EAST VANCOUVER DEVELOPMENT OPPORTUNITY WITH HOLDING INCOME



ROBERT THAM
robert@corbelcommercial.com
604.609.0882 x 223

MARC SAUL*
604.609.0882 x 222
marc@corbelcommercial.com
*Personal Real Estate Corporation



CORBEL COMMERCIAL REAL ESTATE SERVICES
632 Citadel Parade, Vancouver, BC, V6B 1X3
T:604.609.0882 www.corbelcommercial.com F:604.609.0886

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

SOLD

1172 & 1180 E HASTINGS STREET

STRATHCONA | EAST VANCOUVER DEVELOPMENT OPPORTUNITY WITH HOLDING INCOME



LOCATION

The subject site is located near the corner of Vernon Drive and East Hastings Street, on the same block as the famous Pink Pearl Restaurant, in the rapidly densifying neighbourhood of Strathcona. There are several sites in the immediate area which have been purchased by developers over the last five years, placing the subject property in a highly strategic position. The subject site is located in close proximity to several public transit routes, Chinatown, Gastown, Railtown and Commercial Drive. A few notable businesses in the neighbourhood include Wilder Snail, Ask For Luigi, Finch's, Liquids + Solids, Vancouver Urban Winery and Railtown Café. In addition, the subject site is in very close proximity to the Strathcona Village development on the 900 block of East Hastings Street.

LOT SIZE

1172 E Hastings Street: 3,050 sf (Approx.)

1180 E Hastings Street: 3,050 sf (Approx.)

LAND USE AND POTENTIAL DENSITY

The Hastings East-Downtown Eastside (DTES) Plan supports the area as a mixed use urban village by recommending increased density, along East Hastings Street between Campbell Avenue and Clark Drive.

EXISTING IMPROVEMENTS

1172 East Hastings Street is currently a vacant lot.

1180 East Hastings Street is currently improved with a two storey commercial building. Please contact the Listing Agent for a summary of the existing Tenancy.

ZONING

M-1 Industrial

LEGAL DESCRIPTION

PL VAP355 LT 15 & 16 BLK 14 DL 182 LD 36

PID

1172 E Hastings Street: 005-599-148

1180 E Hastings Street: 015-365-450

PROPERTY TAXES (2017)

\$38,093.65

SALE PRICE

Please contact us



632 CITADEL PARADE, VANCOUVER, BC, V6B 1X3

T:604.609.0882 F:604.609.0886

www.corbelcommercial.com

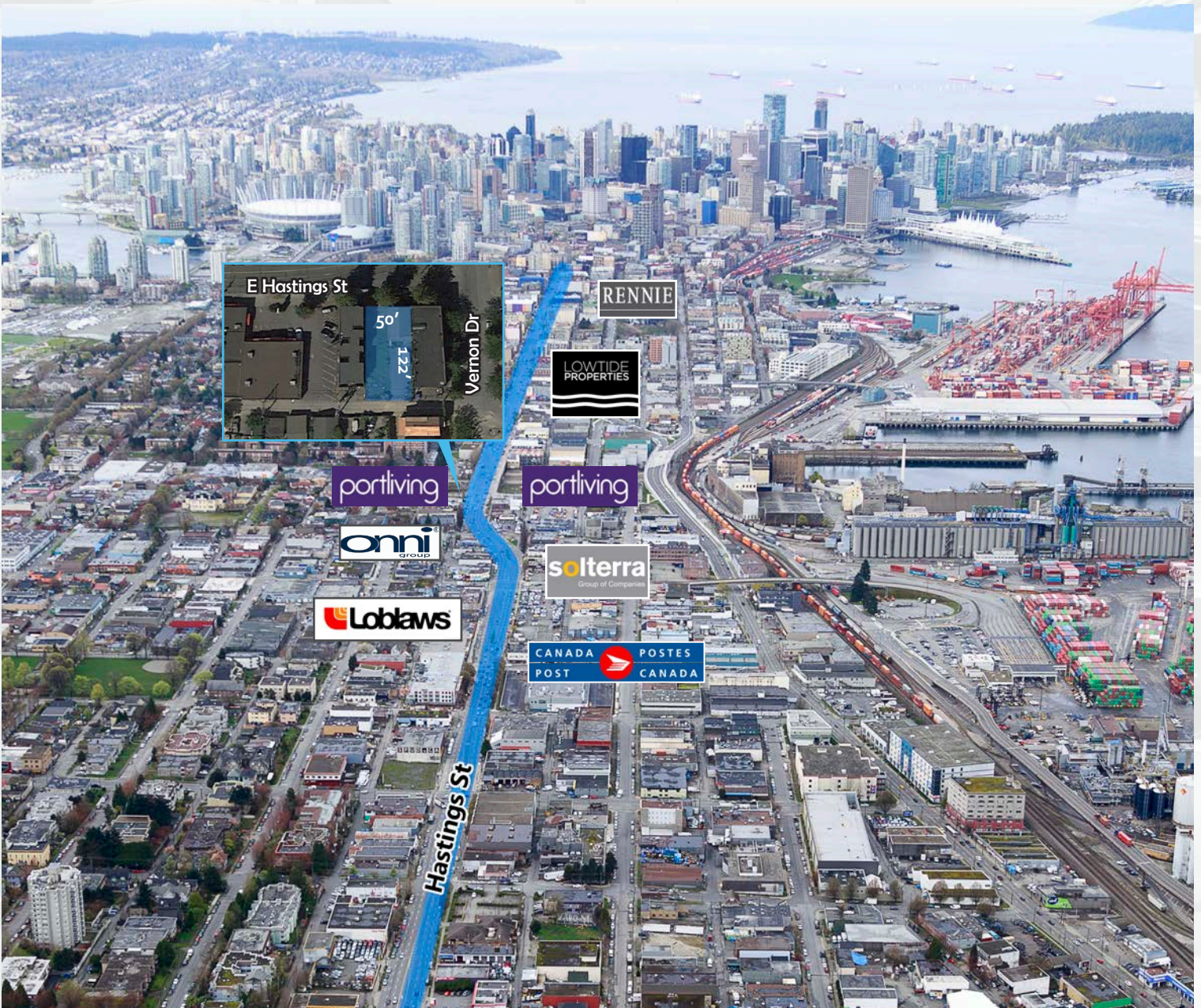
SOLD

1172 & 1180 E HASTINGS STREET

STRATHCONA | EAST VANCOUVER DEVELOPMENT OPPORTUNITY WITH HOLDING INCOME



AERIAL MAP



632 CITADEL PARADE, VANCOUVER, BC, V6B 1X3
T:604.609.0882 F:604.609.0886
www.corbelcommercial.com

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

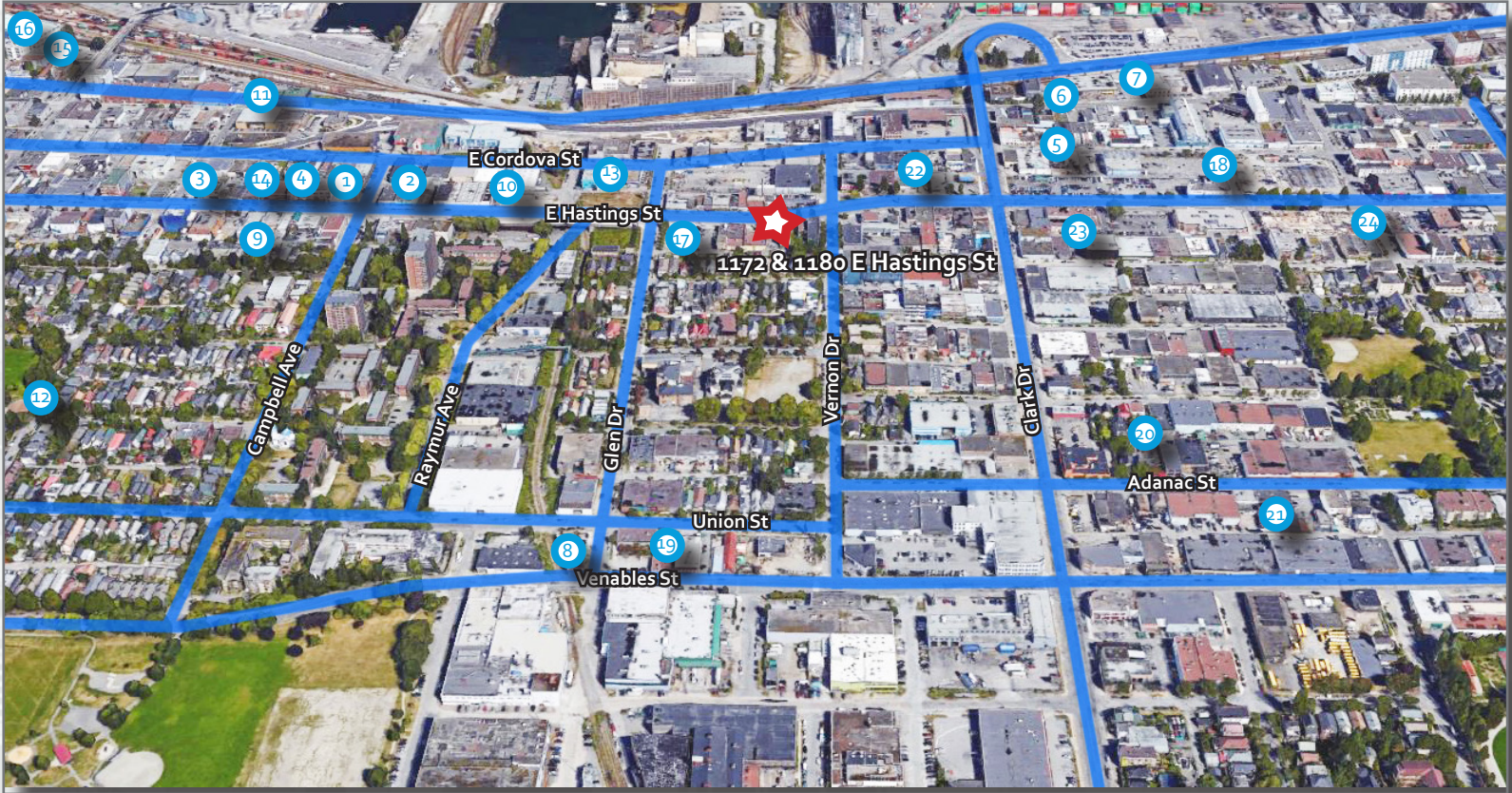
SOLD

1172 & 1180 E HASTINGS STREET

STRATHCONA | EAST VANCOUVER DEVELOPMENT OPPORTUNITY WITH HOLDING INCOME



BUSINESS MAP



- | | | |
|----------------------------|---------------------------|-----------------------------------|
| 1. Strathcona Beer Company | 9. Secret Garden Goods | 17. Pink Pearl Chinese Restaurant |
| 2. Liquids + Solids | 10. Strathcona Village | 18. The Tiki Bar |
| 3. les amis du FROMAGE | 11. Starbucks | 19. Luppolo Brewing Co. |
| 4. Ste. Marie Art + Design | 12. Wilder Snail Grocery | 20. Off the Rail Brewing |
| 5. Callister Brewing | 13. Casa Del Caffe | 21. Bomber Brewing |
| 6. Powell Brewery | 14. WSDM CLUB Barber Shop | 22. Axum Restaurant |
| 7. Andina Brewing Company | 15. Herschel Head Office | 23. The Gourmet Warehouse |
| 8. La Casa Gelato | 16. Aritzia Head Office | 24. Yolks |



632 CITADEL PARADE, VANCOUVER, BC, V6B 1X3
T:604.609.0882 F:604.609.0886
www.corbelcommercial.com

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.