

SOLD

635 E HASTINGS STREET

PRIME STRATHCONA INVESTMENT OPPORTUNITY



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COMMERCIAL REAL ESTATE SERVICES

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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.

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LOCATION

The subject property is strategically located on the north side of East Hastings Street, in the trendy Strathcona neighbourhood of East Vancouver. This strategic location is in close proximity to several public transit routes, and conveniently situated within minutes of Chinatown, Gastown, Railtown and Commercial Drive. A few notable venues in the area include Wilder Snail, Finch's, Liquids + Solids, Ask for Luigi, Vancouver Urban Winery, and Railtown Café, among others. In addition, 635 East Hastings Street is in close proximity to the new Strathcona Village development on the 900-block of East Hastings Street.

THE OPPORTUNITY

The historic Shamrock Hotel is a 3 storey plus basement building, which sits prominently on a 3,050 SF (approx.) lot in the trendy neighborhood of Strathcona. The main floor commercial is currently approved for retail - limited food service and is beautifully improved with large character retail windows, restored hardwood flooring, and stunning exposed brick feature walls. The second and third floors of the building feature 26 charming residential rooming units (SRA)*. Residents have access to common washrooms and coin laundry. The building is secured via intercom and fob access, and equipped with internal and external security cameras.



LOT SIZE¹:	3,050 SF (25 ft x 122 ft)
BUILDING SIZE:	Please contact us
LEGAL DESCRIPTION:	PL VAP196 LT 26 BLK 59 DL 196 LD 36
PID:	007-955-014
ZONING:	DEOD
PROPERTY TAXES:	\$16,365.50 (2019)
NET OPERATING INCOME:	Please contact us
SALE PRICE:	Please contact us

¹ All sizes are approximate and subject to verification.

² Subject to the City of Vancouver's SRA bylaw. Please contact us for further details.

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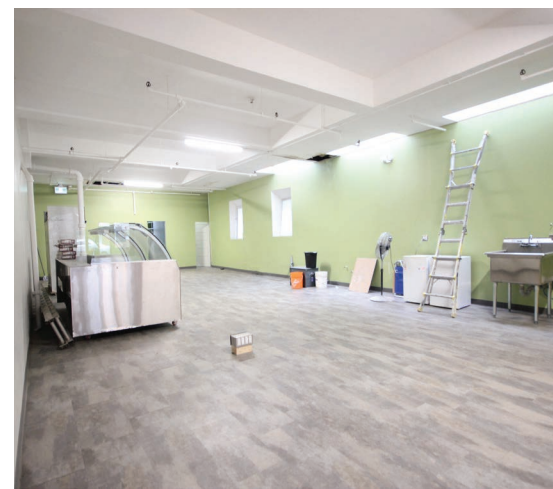
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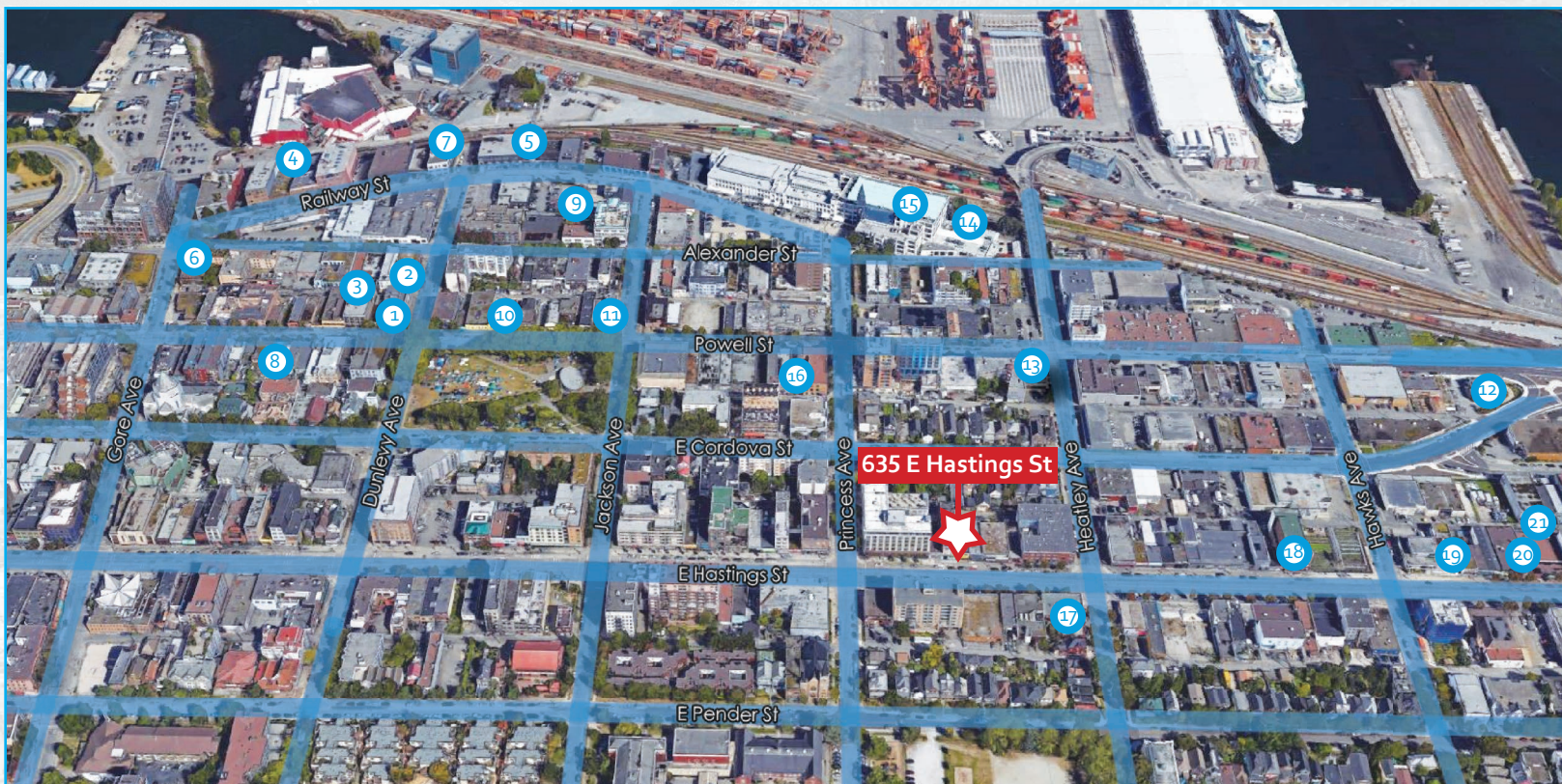
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LOCAL AREA MAP



- | | | |
|---------------------------|----------------------------|----------------------------------|
| 1. Vancouver Urban Winery | 8. LanaLou's | 15. Herschel Supply Company (HQ) |
| 2. Belgard Kitchen | 9. JJ Bean Coffee Roasters | 16. Dosanko Restaurant |
| 3. Postmark Brewing | 10. The Mackenzie Room | 17. The Heatley |
| 4. Creative Coworkers | 11. The Uncommon Cafe | 18. Astoria |
| 5. Form 3 Design | 12. Hanoi Pho Restaurant | 19. les amis du FROMAGE |
| 6. Ask for Luigi | 13. Vital Supply Co. | 20. Strathcona Brewing Company |
| 7. Railtown Café | 14. Aritzia Head Office | 21. Liquids + Solids |

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