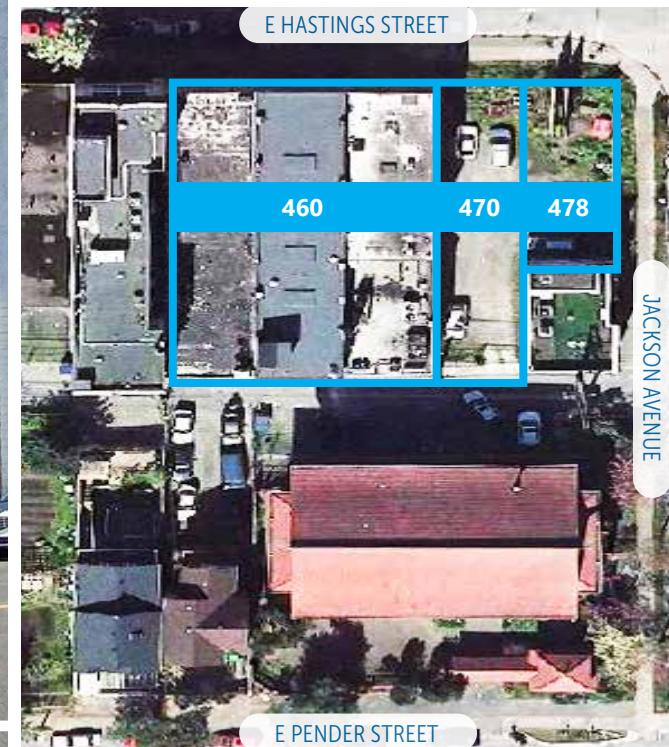
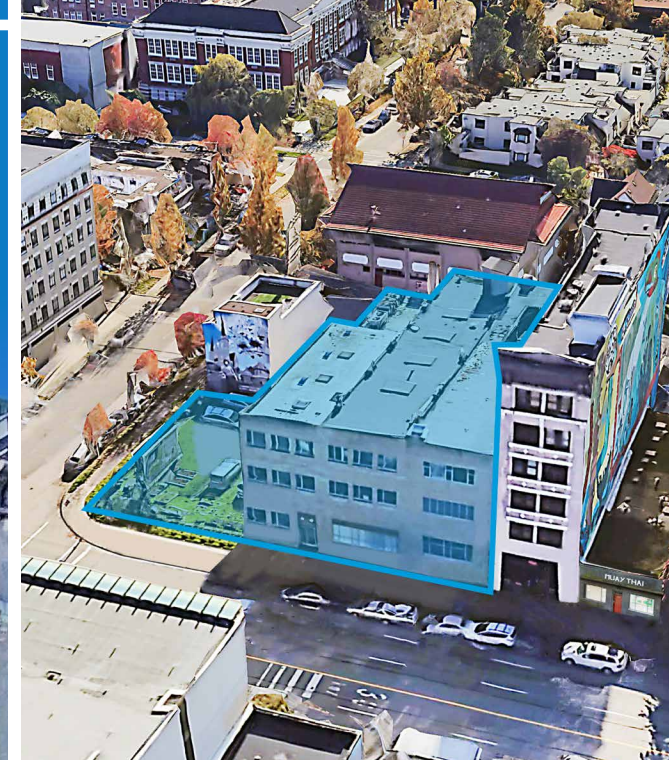


**SOLD**

# 460,470,478 E HASTINGS STREET

Development/Investment Opportunity



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# PROPERTY OVERVIEW

## LOCATION

The subject properties are strategically located on the 400 block of East Hastings Street, between Jackson Avenue and Dunlevy Avenue, in the Strathcona-Downtown Eastside neighbourhood of Vancouver, B.C.

## MUNICIPAL ADDRESS

460, 470, 478 E Hastings Street

## DEVELOPMENT POTENTIAL

### DEOD, Sub-Area 1:

- 1.5 FSR for existing commercial and industrial uses.
- 5.0 FSR total for projects with 60 per cent social housing units and 40 per cent secured market rental housing units, with the potential of additional bonus density of up to 7.0 FSR for corner sites. (As per the Downtown Eastside Local Area Plan)

## SALE PRICE

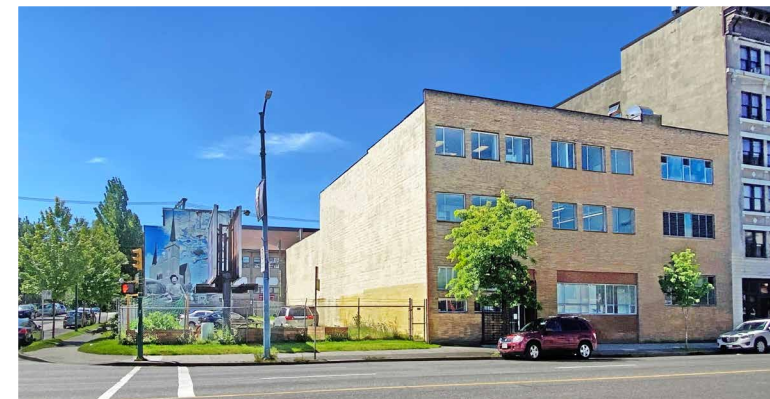
Please contact us



Strathcona has experienced rapid growth in commercial and residential development in recent years and features an excellent mix of amenities, public spaces, retail shops, restaurants and cafes. The subject properties are situated minutes from downtown Vancouver and are in close proximity to Railtown, Chinatown and Gastown. This location is strategically poised for continued exceptional growth and a massive influx of new businesses and residents.

	460 E HASTINGS STREET	470 E HASTINGS STREET	478 E HASTINGS STREET
LOT SIZE*	Three Contiguous Lots: 9,150 SF + 3,050 SF + 1,900 SF = 14,100 SF (approx.)		
PID	007-216-289	015-578-321	008-357-510
ZONING	DEOD	DEOD	DEOD
PROPERTY TAXES	\$49,761.60 (2020)	\$12,202.50 (2020)	\$8,137.52 (2020)
NOTES	Multi-storey building	Vacant Lot	Vacant Lot

\*All sizes are approximate and subject to verification.



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### WALK SCORE

#### Walker's Paradise

Daily errands do not require a car



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### TRANSIT SCORE

#### Rider's Paradise

World-class public transportation



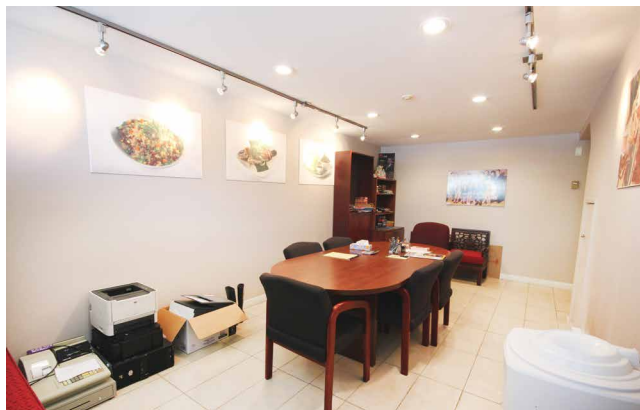
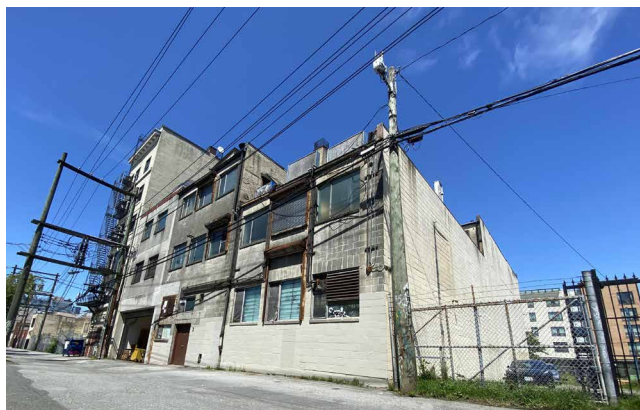
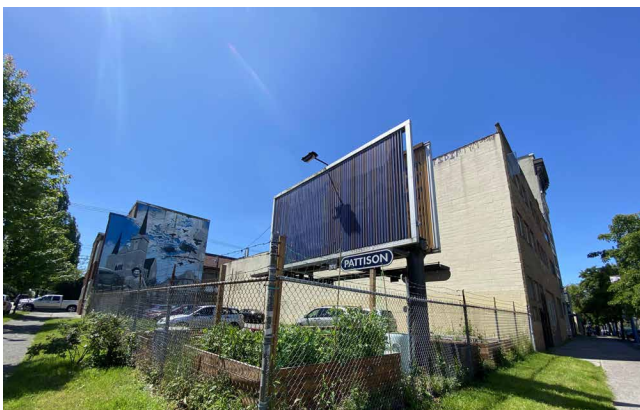
97

### BIKE SCORE

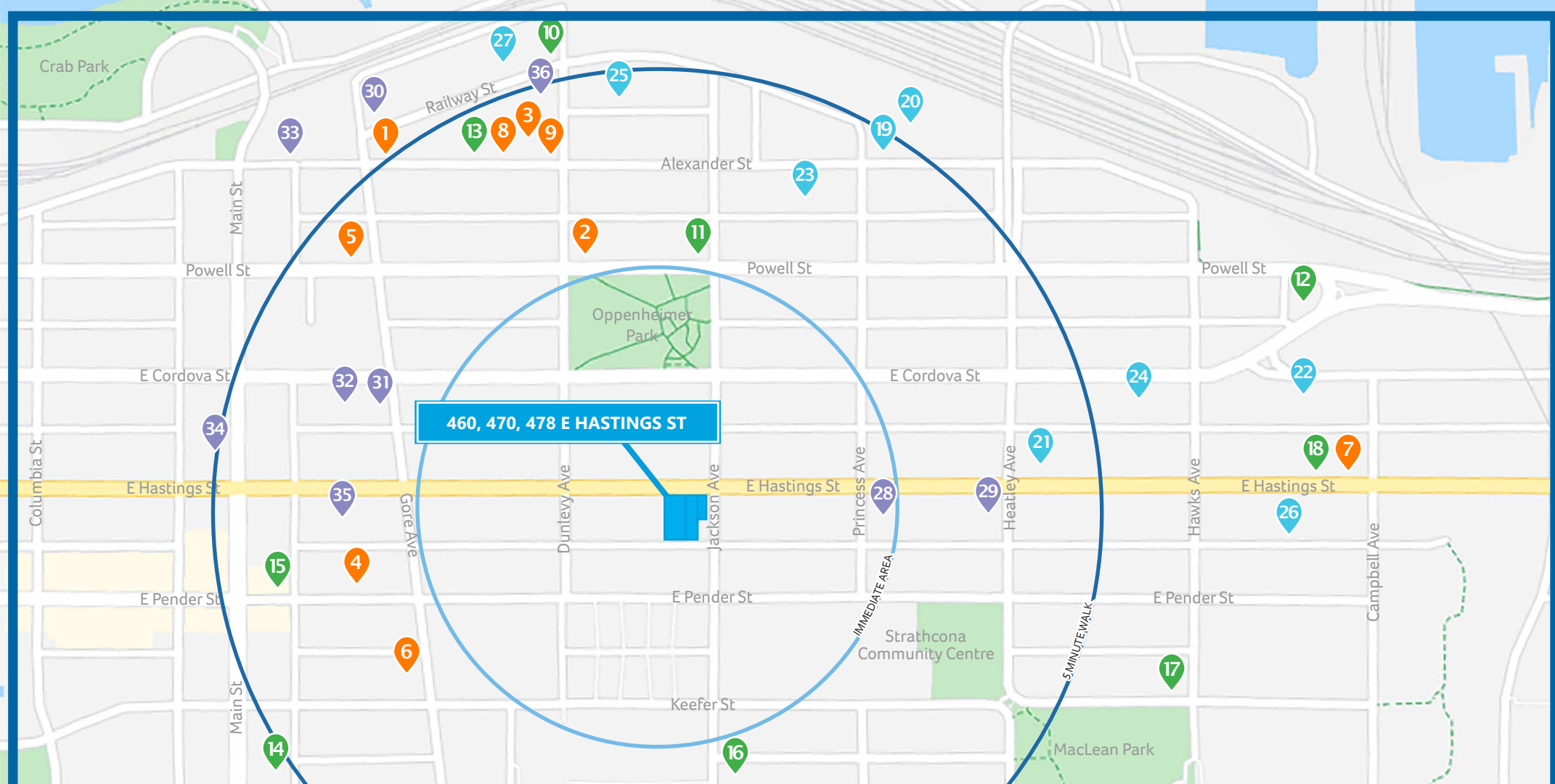
#### Biker's Paradise

Mostly flat, excellent bike lanes









460, 470, 478 E HASTINGS ST

### RESTAURANTS/BREWERIES

1. Ask For Luigi
2. The Mackenzie Room
3. Belgard Kitchen
4. Kissa Tanto
5. Cuchillo
6. The Emerald
7. Strathcona Beer Company
8. Postmark Brewing
9. Vancouver Urban Winery

### CAFÉS

10. Railtown Cafe
11. The Uncommon Cafe
12. Starbucks
13. Pallet Coffee Roasters
14. Matchstick Coffee Roasters
15. Propaganda Coffee
16. Finch's Market
17. Wilder Snail
18. Prototype Coffee

### BUSINESSES

19. Aritzia Head Office
20. Herschel Supply Co. Head Office
21. Pure Design Inc.
22. Clubcard Printing
23. Creative Coworkers
24. MakerLabs
25. Park & Fifth
26. CF Interiors
27. Form3 Design Inc.

### CULTURE

28. Mónica Reyes Gallery
29. Fazakas Gallery
30. Ice Box Gallery
31. Firehall Arts Centre
32. Vancouver Police Museum
33. The Ironworks
34. Imperial Vancouver
35. Rickshaw Theatre
36. Monstercat



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