

FOR SALE

3423 EAST HASTINGS STREET

PRIME EAST VANCOUVER OWNER-USER OPPORTUNITY



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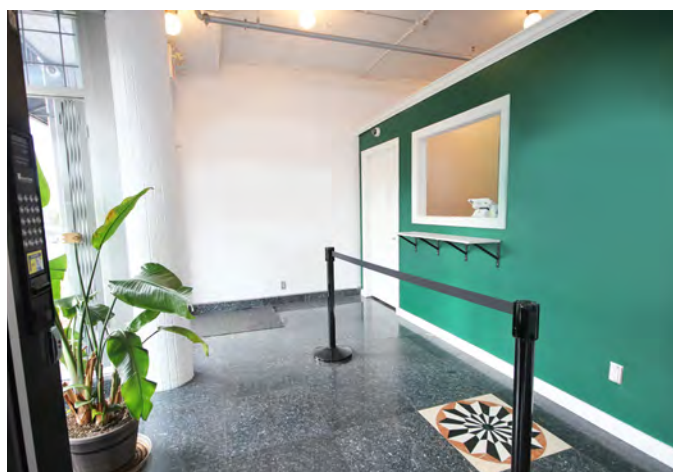
LOCATION

The subject property is strategically located just off the Trans-Canada Highway on Hastings Street. This strata retail investment/owner occupier opportunity features large retail display windows, plenty of creative, open space, excellent signage potential and is ideal for owner-users and investors alike. The area is intersected by many transit routes, and is in close proximity to Playland/PNE, Hastings Park, and features extremely prominent vehicle and pedestrian exposure.



FEATURES

- Prime East Vancouver retail opportunity
- Large retail display windows providing ample natural light
- Recently renovated space, complete with fully distributed HVAC throughout
- Private washroom, office and storage area
- Prominent signage potential on busy East Hastings Street
- Excellent ceiling heights with track lighting throughout
- Two dedicated covered parking stalls



SIZE*:	1,174 SF (approx.)
ZONING:	C-2C1 (Commercial District)
LEGAL DESCRIPTION:	PL BCS1266 LT 3 DL THSL LD 36
PID:	026-262-592
STRATA FEES:	\$500.00/month
PROPERTY TAXES:	\$6,056.65 (2018)
ASKING PRICE:	\$949,000.00 \$849,000.00



*All measurements are per the strata plan and are subject to verification.



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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.

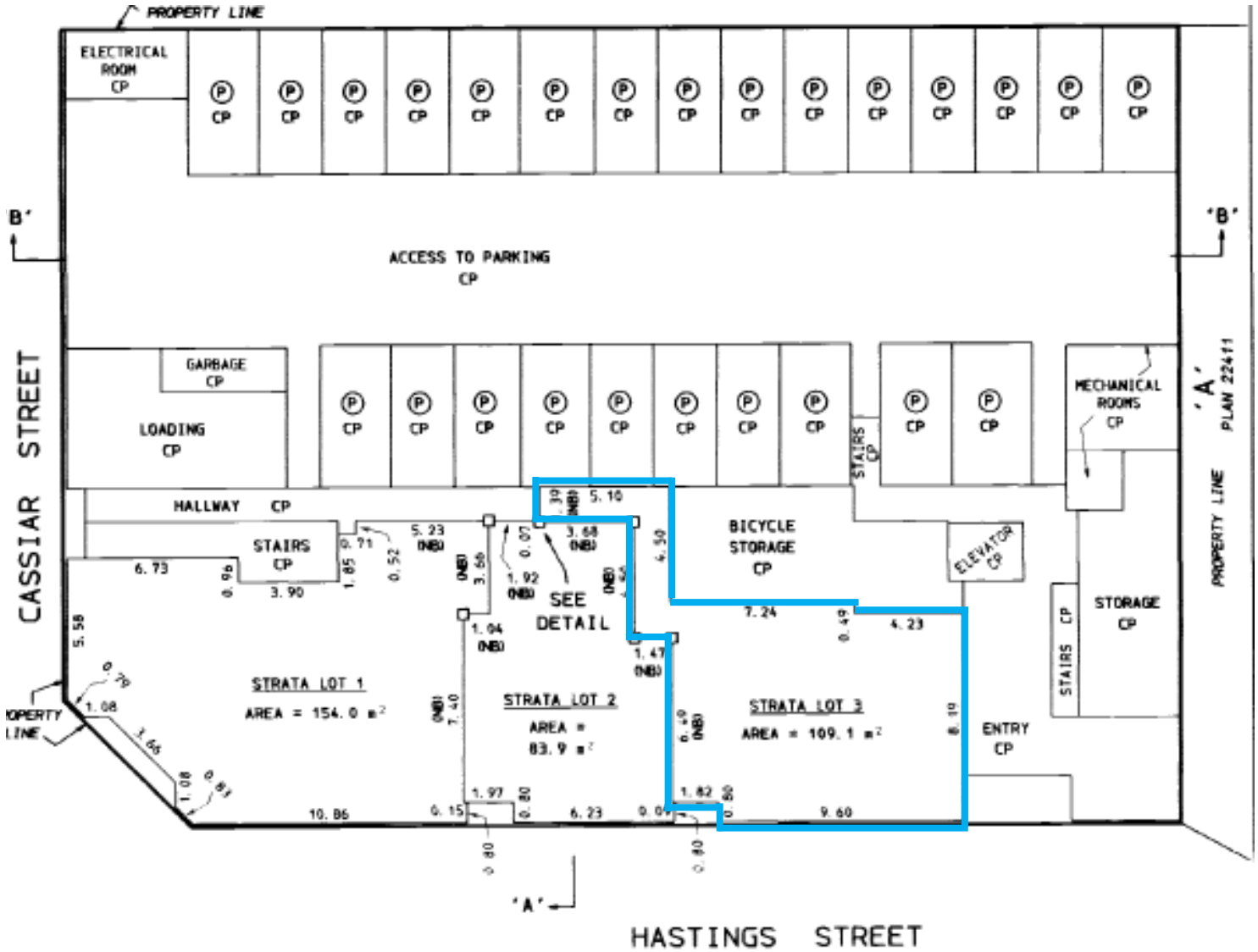
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FLOOR PLANS



*Floor plan is as per strata plan and may not be 100% accurate.



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THE NEIGHBOURHOOD

1. La Fontana Caffe
2. Just Waffles Restaurant
3. Baci Ristorante
4. Grain Vegetarian Fare
5. Playland/PNE
6. Starbucks
7. Shoppers Drug Mart
8. Tama Organic Life
9. North Burnaby Physiotherapy
10. The Rustic Llama Coffee Bar
11. In The Moment Coffee
12. Tiffany's Vancouver Bridal
13. Maximum Core Cardio Studio
14. Tamam: Fine Palestinian Cuisine
15. L'Artista Italian Restaurant
16. Active Body Nutrition
17. JaNa Photography
18. Tazmanian Comics
19. Greek & Oak Malaysian Restaurant
20. The Brow Room Cosmetic Tattooing

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