



# 450 E HASTINGS STREET

Strathcona Investment Property

# SOLD



**ROBERT THAM**  
604.609.0882 Ext. 223  
robert@corbelcommercial.com

**MARC SAUL** PREC  
604.609.0882 Ext. 222  
marc@corbelcommercial.com

**WILLOW KING**  
604.609.0882 Ext. 221  
willow@corbelcommercial.com



# PROPERTY OVERVIEW

## LOCATION

The subject property is 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

450 E Hastings Street

## ZONING

DEOD, Sub-Area

## SALE PRICE

\$1,300,000.00



## NEIGHBOURHOOD

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 property is situated minutes from downtown Vancouver and is in close proximity to Railtown, Chinatown and Gastown.



### WALK SCORE

#### Walker's Paradise

Daily errands do not require a car



### TRANSIT SCORE

#### Rider's Paradise

World-class public transportation

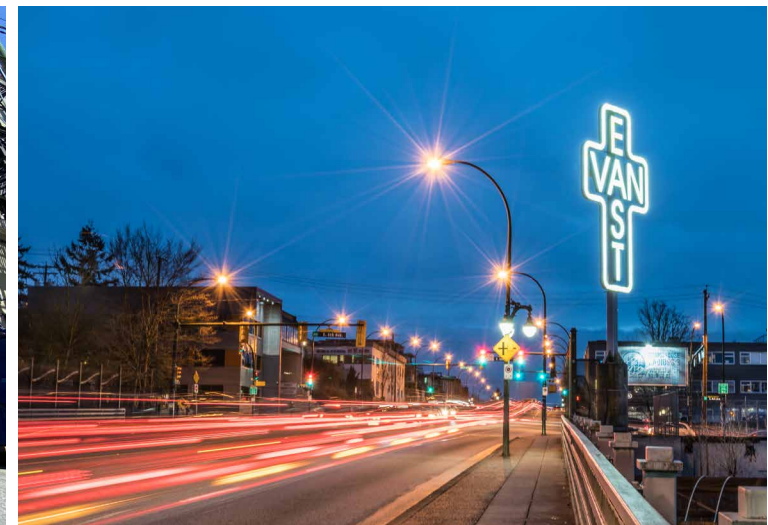
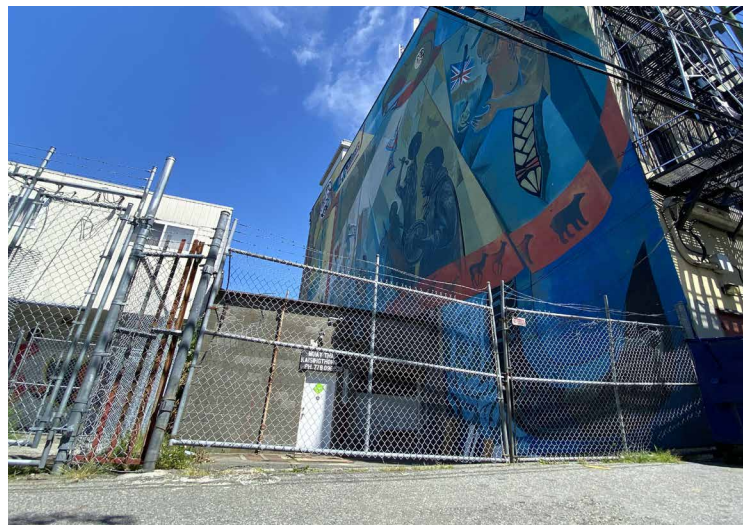


### BIKE SCORE

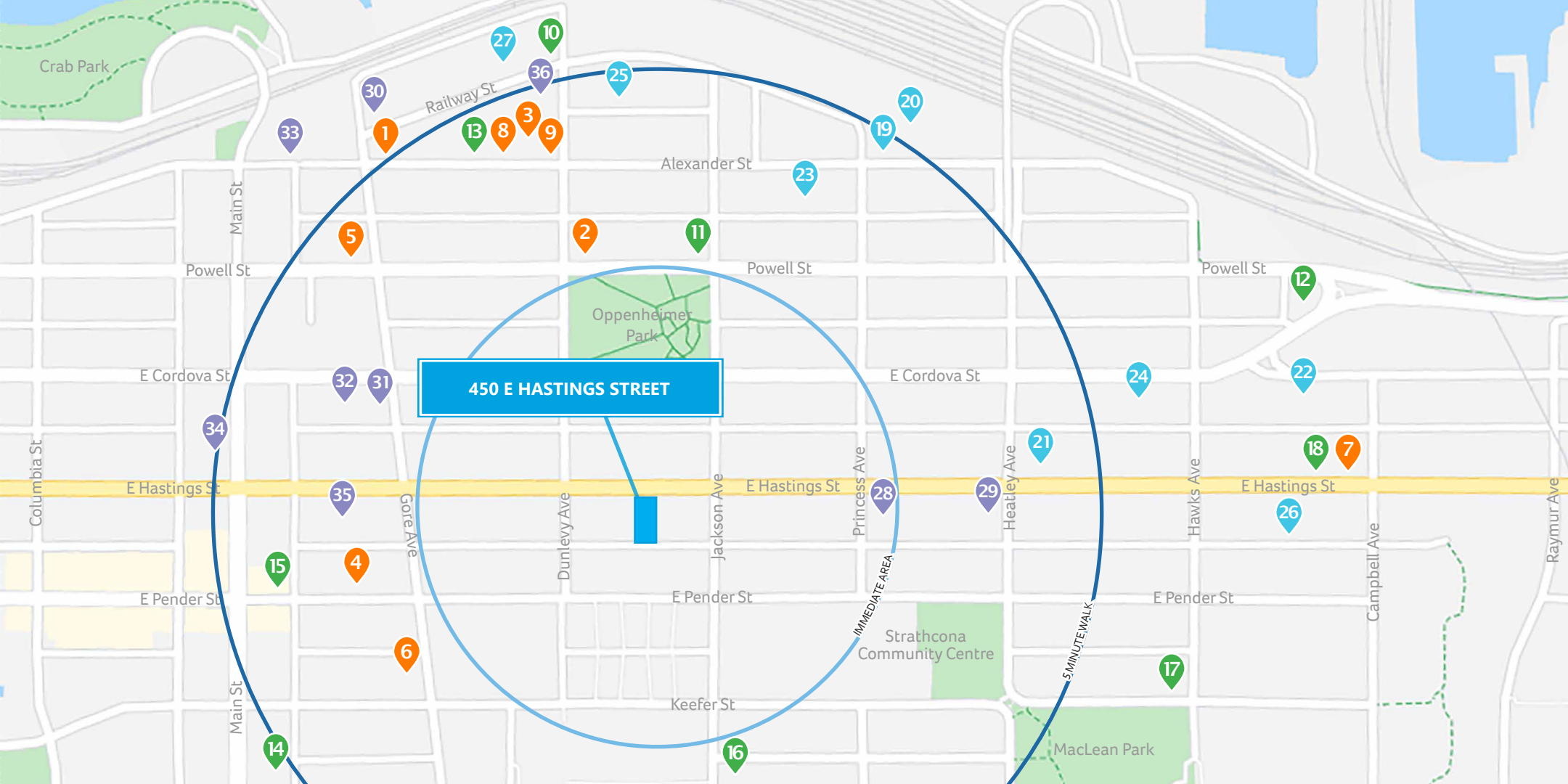
#### Biker's Paradise

Mostly flat, excellent bike lanes

LOT SIZE	PID	ZONING	PROPERTY TAXES	APPROVED OCCUPANCY	NOTES
3,050 SF*	015-578-038	DEOD	\$11,747.50 (2020)	Food or Beverage Manufacturing	Single-storey structure



\*All sizes are approximate and subject to verification.



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### 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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[WWW.CORBELCOMMERCIAL.COM](http://WWW.CORBELCOMMERCIAL.COM) | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

