

# 134 W HASTINGS STREET

## INVESTMENT/OWNER-USER OPPORTUNITY



**SOLD!**



## THE OPPORTUNITY

The subject property is improved with a charming character two storey building plus a partial basement. The basement is currently being used as a workshop and for storage. The main floor is beautifully improved with a commercial retail premises, which is currently occupied by Money Mart. At the rear of the main floor there is a parking area with another workshop space. The second floor is occupied by two large heritage style lofts, one of which is an expansive two bedroom unit and features exposed brick, hardwood floors, great ceiling heights, a large gourmet style kitchen, a beautiful roof top deck with city views and a solarium which could serve as an extra bedroom or study. The second residential unit is a charming one-bedroom unit which features exposed brick, hardwood floors, great ceiling heights and much more.\*

\*The subject property contains unauthorized units and an unauthorized roof top patio. The approved occupancy of the building from the City of Vancouver indicates financial institution on the main floor (134 W. Hastings Street) and one dwelling unit on the second floor (136 W. Hastings Street).

<b>CIVIC ADDRESS</b>	134 W Hastings Street, Vancouver, BC
<b>LOT SIZE</b>	3,000 SF (Approx., as per tax report)
<b>BUILDING SIZE</b>	Please Contact Agent
<b>PID</b>	015-374-513
<b>LEGAL DESCRIPTION</b>	LT 11 BLK 28 PL VAP210 DL 541 NWD
<b>ZONING</b>	DD (Downtown District), Subsection C-2
<b>UNIT MIX:</b>	<ul style="list-style-type: none"> <li>• 2nd floor: 2 heritage style lofts</li> <li>• Main level: commercial unit</li> <li>• Basement: workshop or storage</li> </ul>
<b>PROPERTY TAX</b>	\$20,108.50 (2020)
<b>ACTUAL/PROJECTED NOI:</b>	Please Contact Agent
<b>SALE PRICE</b>	<b>\$4,575,000</b>

