



SUBJECT PROPERTIES



FOR SALE 450, 460, 470, 478 E HASTINGS STREET 411 E PENDER STREET

Multi-Asset Development/Investment Opportunity



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PROPERTY OVERVIEW

LOCATION

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

MUNICIPAL ADDRESS

450, 460, 470, 478 E Hastings Street
441 E Pender 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.

RT-3, Strathcona:

- 35 feet in height
- 0.6 FSR, which would be relaxed to .75 FSR or 0.95 FSR for infill sites.

ASKING PRICE

Please contact us



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 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.

	450 E HASTINGS ST	460 E HASTINGS ST	470 E HASTINGS ST	478 E HASTINGS ST	441 E PENDER ST
LOT SIZE	3,050 SF*	Three Contiguous Lots: 9,150 SF + 3,050 SF + 1,900 SF = 14,100 SF*			6,100 SF*
PID	015-578-038	007-216-289	015-578-321	008-357-510	015-578-747
ZONING	DEOD	DEOD	DEOD	DEOD	RT-3
PROPERTY TAXES	\$15,190.27 (2019)	\$71,384.54 (2019)	\$15,621.27 (2019)	\$10,361.96 (2019)	\$8,939.70 (2019)
NOTES	Single-storey structure	Multi-storey building	Vacant Lot	Vacant Lot	Vacant Lot



WALK SCORE

96
Walker's Paradise
Daily errands do not require a car



TRANSIT SCORE

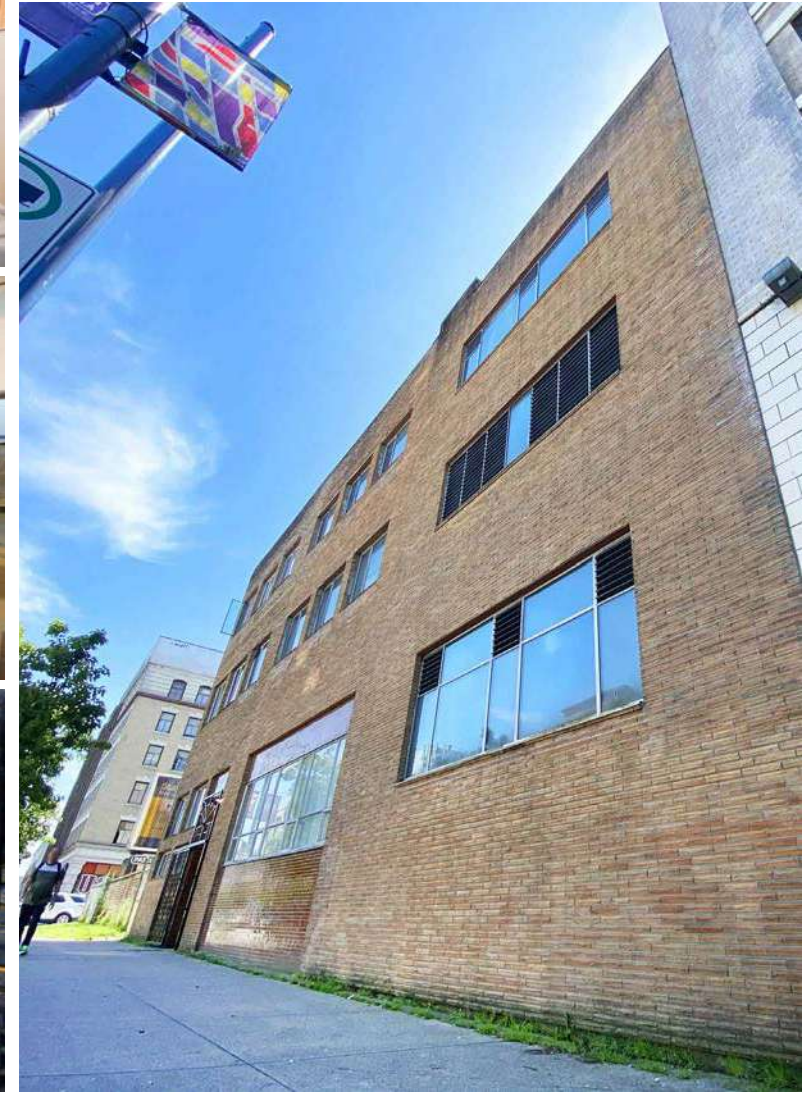
93
Rider's Paradise
World-class public transportation

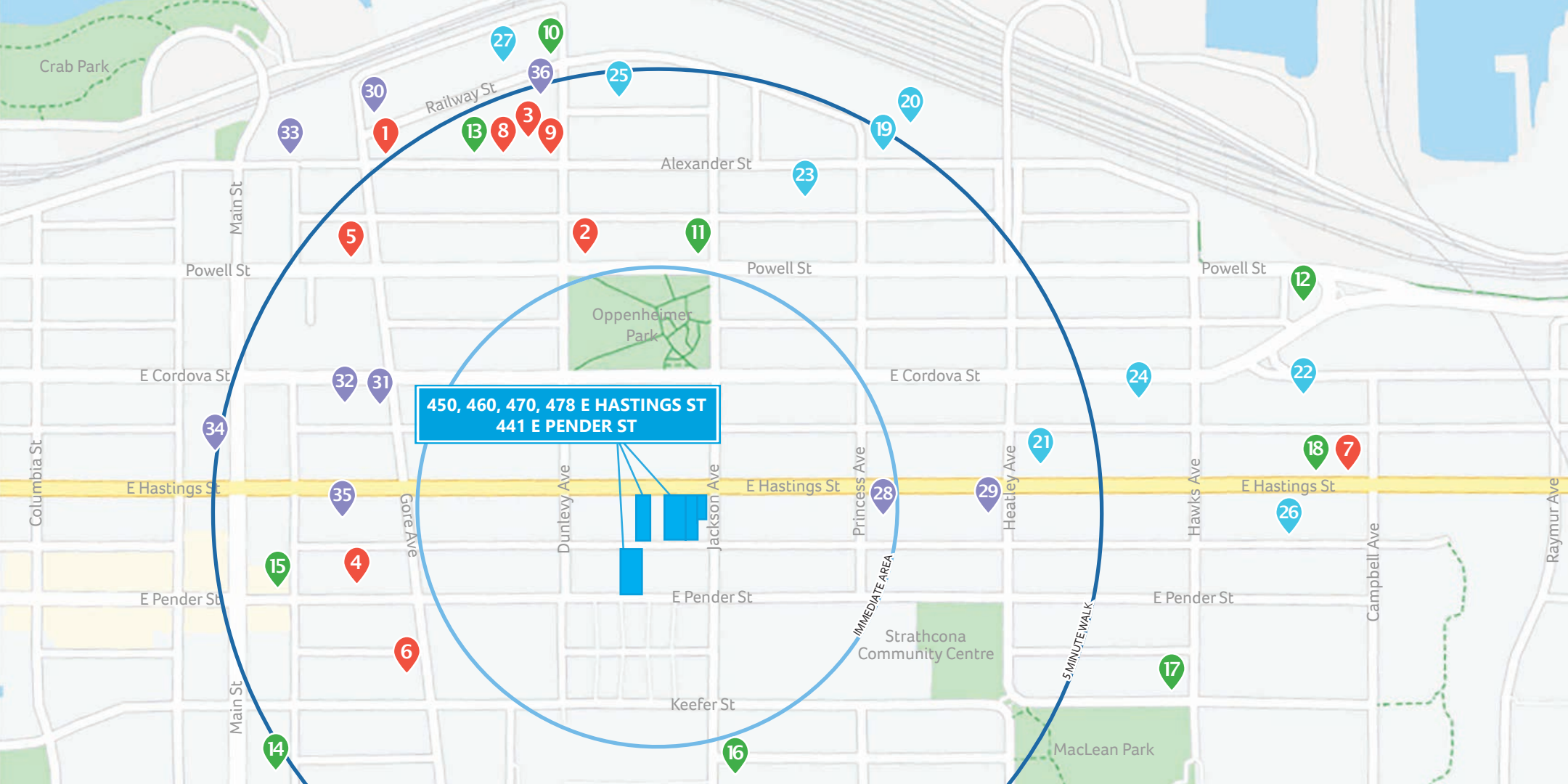


BIKE SCORE

97
Biker's Paradise
Mostly flat, excellent bike lanes

*All sizes are approximate and subject to verification.





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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