

**SOLD**

# 140 W HASTINGS STREET

GASTOWN-CROSSTOWN INVESTMENT / OWNER-USER PROPERTY



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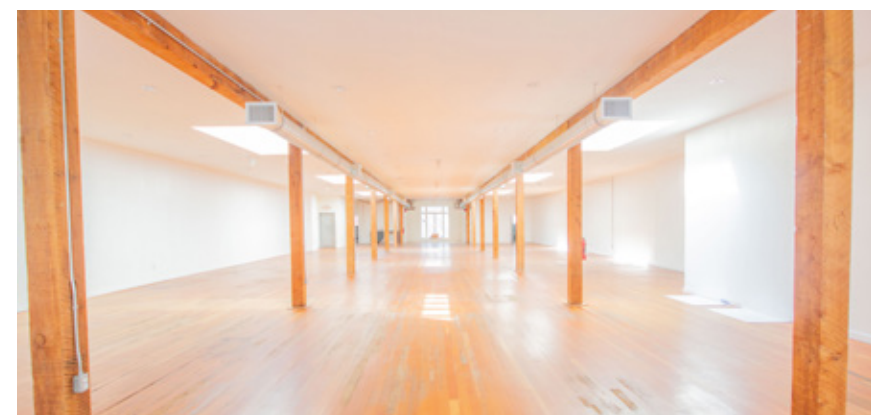
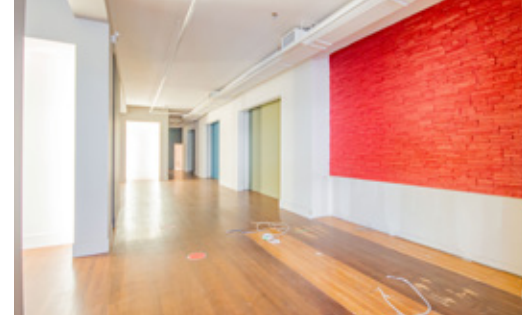
## THE PROPERTY

Corbel Commercial is pleased to announce the sale of 140 – 142 West Hastings Street, a freestanding 2-storey, mixed use asset located in the trendy neighbourhoods of Gastown and Crosstown, directly across from Vancouver's iconic Woodward's development.

The subject property features 50' of linear frontage along West Hastings Street, with a beautifully restored and re-appointed front façade. The property features 5,716 SF (approx.) of prime main level retail space, 3,544.6 SF (approx.) of dedicated lower level storage space, and a second level of 5,820 SF (approx.) of improved character space with an open-concept full floor premise - the property was fully renovated and features exposed timber beams and refinished hardwood flooring.

## SALIENT FACTS

CIVIC ADDRESS	140 W Hastings Street, Vancouver, BC
LOT SIZE	6,000 SF (Approx.)
BUILDING SIZE	15,080.7 SF (Approx.)
PID	015-501-868
LEGAL DESCRIPTION	LT 10 BLK 28 PL VAP210 DL 541 NWD
ZONING	DD (Comprehensive Development)
PROPERTY TAX	\$81,492.20 (2022)
ACTUAL/PROJECTED NOI:	Please contact agent
SALE PRICE	Please contact agent



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