

# SOLD



# 814 E HASTINGS STREET

## STRATHCONA OWNER-USER/INVESTMENT PROPERTY



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# THE PROPERTY

Corbel Commercial is proud to announce the sale of an exceptional owner-user/investment property in the heart of trendy Strathcona. The subject property is situated on one of Vancouver's major arterial routes into the Downtown Core, and is within proximity to the Powell and Cordova Street industrial corridors, Gastown, and Railtown. The building is a two storey plus lower level light industrial building featuring a secured paved surface lot at the rear, an approved limited service food retail premise at grade with a separate street-front accessible second level premise approved for a production studio.

## SALIENT FACTS

CIVIC ADDRESS	814 E Hastings Street, Vancouver, BC
TOTAL LOT SIZE*	3,050 SF (Approx.)
SITE DIMENSIONS*	25ft x 122ft (Approx.)
PID	006-444-199
LEGAL DESCRIPTION	LT 3, BLK 66, PL VAP196, DL 1816, GP 1, NWLD
ZONING	M-1 Light Industrial
PROPERTY TAX	\$9,635.77 (2023)
SALE PRICE	<b>Please contact agent</b>

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.

