

FOR SALE

# 2480 E HASTINGS STREET

EAST VILLAGE INVESTMENT / OWNER-USER OPPORTUNITY



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# THE OPPORTUNITY

2480 East Hastings Street is strategically located in the heart of the vibrant and bustling East Village and is an exceptional investment with great upside development opportunities. This single-storey opportunity is demised into three retail units with excellent signage potential, includes 6 parking stalls, and features extremely prominent vehicle and pedestrian exposure. The area is intersected by many transit routes and is minutes away from several completed and upcoming neighbourhood developments.

# SALIENT FACTS

## CIVIC ADDRESS

2480 E Hastings Street, Vancouver BC

## LOT SIZE\*

5,100 SF (Approx.)

## SITE DIMENSIONS\*

50ft x 102ft (Approx.)

## BUILDING SIZE\*

3,696 SF (Approx.)

## PID

013-713-787

## LEGAL DESCRIPTION

LT A, BLK 55, PL VAP2500, DL THSL, NWLD

## ZONING

C-2C Commercial

## PROPERTY TAX

\$31,883.80 (2022)

## EXISTING NET INCOME

\$91,839.48 (2022)

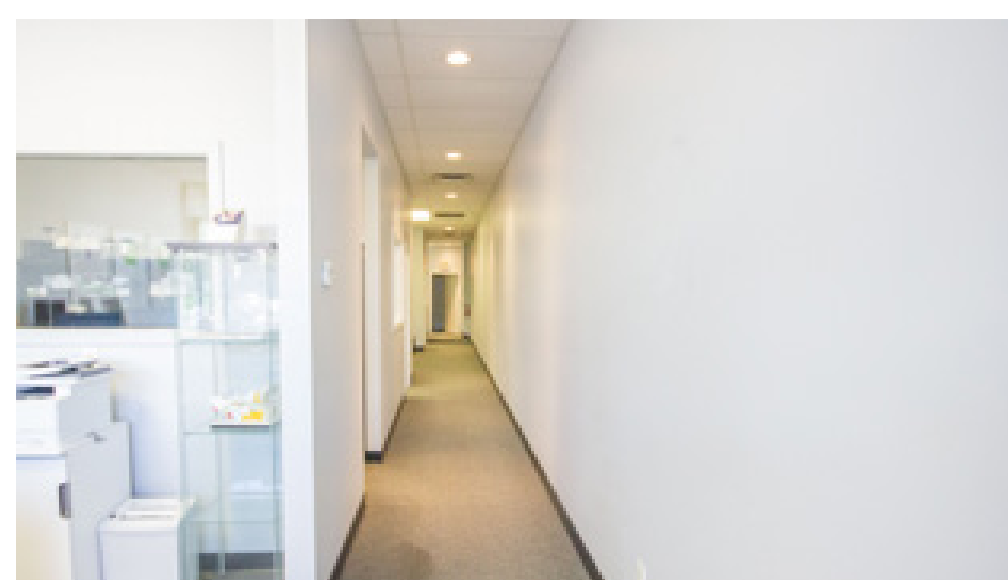
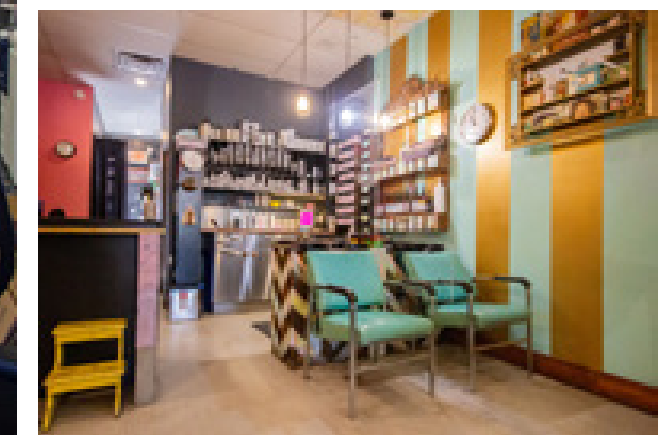
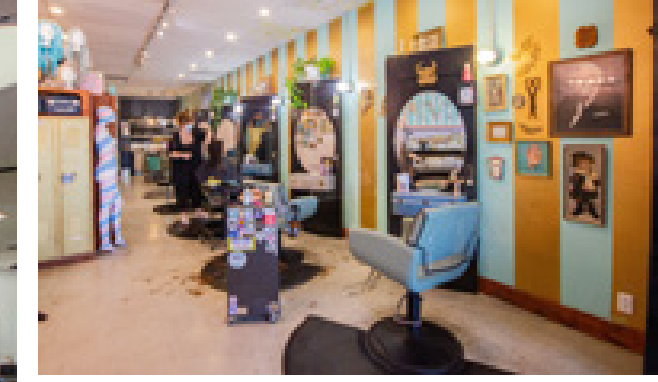
## PROJECTED NET INCOME

Please contact agent

## ASKING PRICE

**\$3,698,000.00**

\*All sizes are approximate and subject to verification  
\*Approved occupancy with the City of Vancouver is retail for unit 2480, beauty and wellness for unit 2482, and retail with ancillary health care office for unit 2484. Purchaser is responsible for obtaining all necessary municipal approvals and licenses for their occupancy.



## PROPERTY HIGHLIGHTS



### ICONIC & STRATEGIC LOCATION

Situated in East Village, a thriving district where two historic neighbourhoods, Hastings-Sunrise and Grandview-Woodland meet. The area has a long and rich history of cultural diversity, and has seen rapid population growth and development in recent years.



### EXCEPTIONAL MARKET

Exceptional rental growth over the past 5 years. Growing demographic base with disposable income.



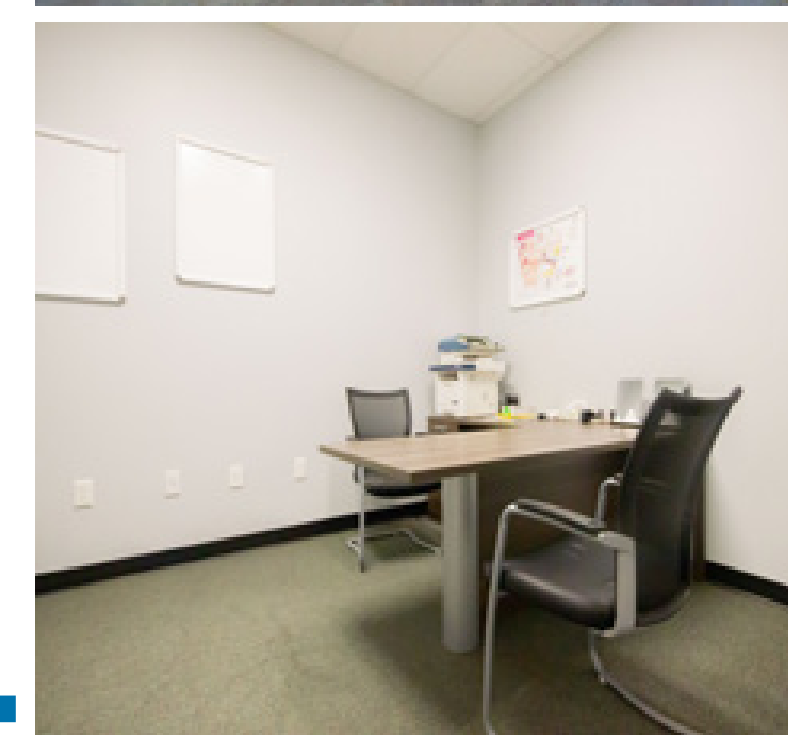
### LIFESTYLE NODE

Surrounded by an eclectic mix of unique businesses including trendy eateries, cozy bakeries and family-run shops including The Red Wagon, Yolks, No Frills, and Bosa Foods.



### OWN YOUR OWN BUILDING

Outright investment or owner/occupier opportunity.



# — FLOOR PLAN



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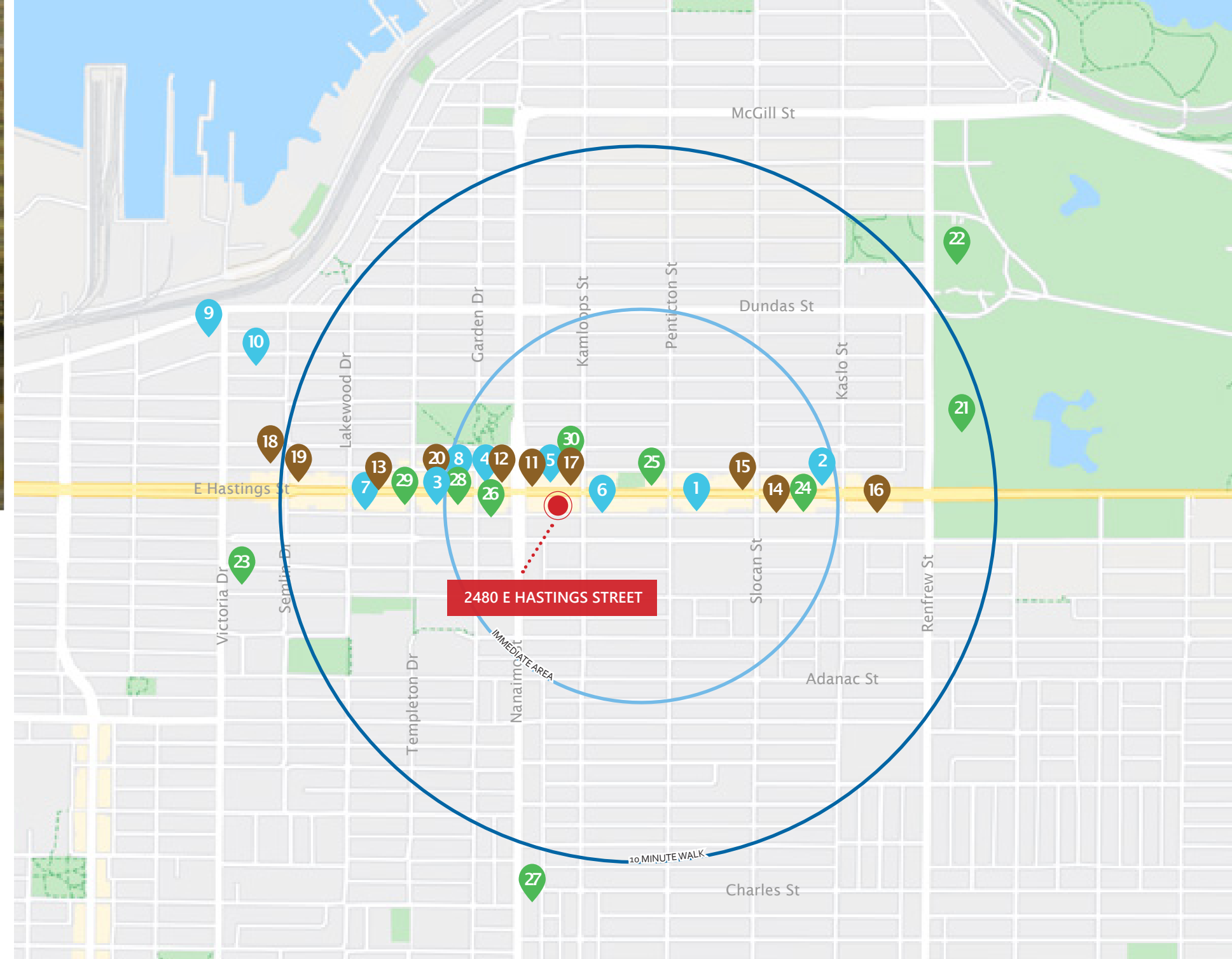
**Building Size (Approx.)**

2484 E Hastings St: 1,128 SF  
2482 E Hastings St: 1,057 SF  
2480 E Hastings St: 1,511 SF

**Total:** **3,696 SF**

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\*Floor plan may not be 100% accurate and is subject to verification.



## LOCATION

The subject property is situated on the south side of East Hastings Street in between Garden Drive and Templeton Drive in Vancouver's trendy East Village. East Village is a thriving district where two historic neighbourhoods, Hastings-Sunrise and Grandview- Woodland meet. The area has a long and rich history of cultural diversity, and has seen rapid population growth and development in recent years.

This developing area is minutes away from Downtown Vancouver, Commercial Drive and Highway 1. Surrounded by an eclectic mix of unique businesses including trendy eateries, cozy bakeries and family-run shops that capture the real East Vancouver. A few notable neighbours in the area include The Red Wagon, Yolks, No Frills, Bosa Foods, and much more. 2480 East Hastings Street presents an excellent opportunity for an exceptional, owner-occupier/investment opportunity.



### DINING + COCKTAILS

1. Tamam
2. Le Petit Saigon
3. CHOMP Vegan Eatery
4. Tacofino Commissary
5. Bai Bua Thai Cuisine
6. Laska King
7. The Red Wagon
8. Dachi Vancouver
9. Straight & Marrow
10. Parallel 49 Brewing Company

### COFFEE + CASUAL FARE

11. East Café
12. Platform 7 Coffee
13. Mr Red Cafe
14. Chatime
15. The Laughing Bean Coffee Co.
16. Italiabakery
17. Roundel Café
18. Pallet Coffee Roasters
19. Yama Cafe
20. Pennroyal Coffee & Bakery

### AMENITIES + SHOPPING

21. Playland at the PNE
22. Pacific Coliseum
23. Bosa Foods
24. Shoppers Drug Martt
25. London Drugs
26. Donald's Market
27. Columbus Meat Market
28. Windsor Meats
29. Jam Florist
30. TD Canada Trust





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