

SOLD

2480 E HASTINGS STREET

EAST VILLAGE INVESTMENT/OWNER-USER OPPORTUNITY



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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

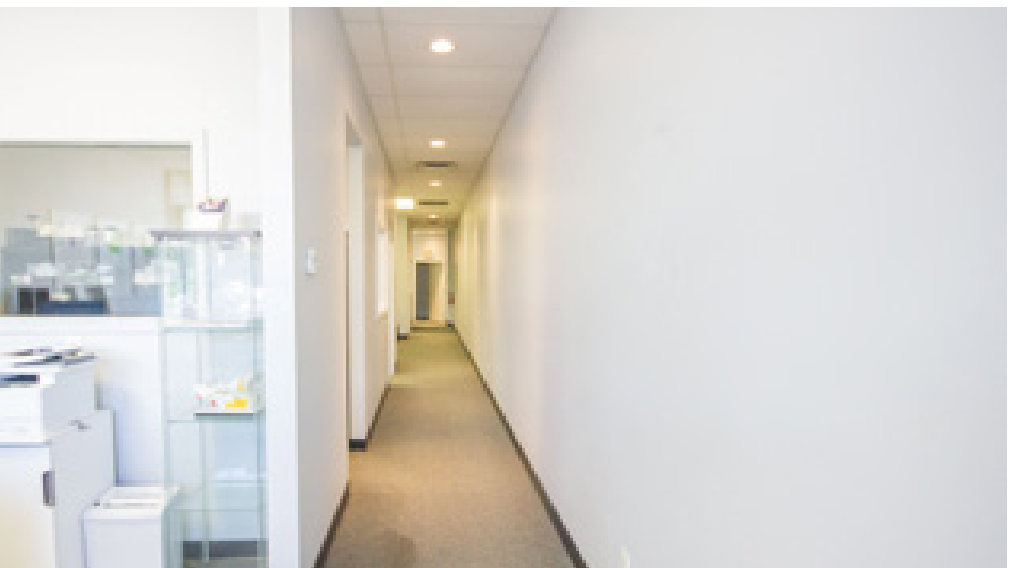
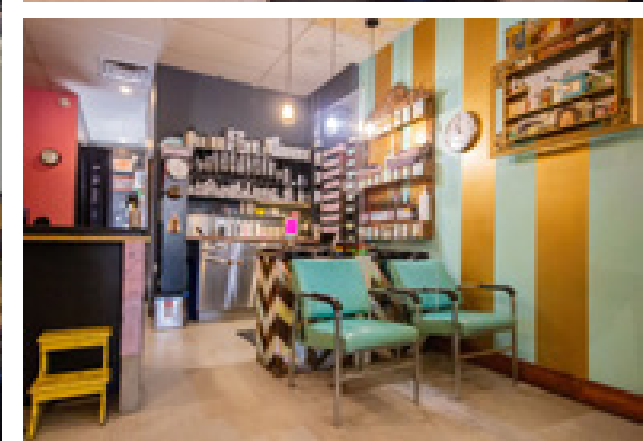
Please contact agent

ASKING PRICE

Please contact agent

*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.





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