

FOR SALE

COURT-ORDERED SALE

141-151 E HASTINGS STREET

Owner-User/Investment/Development Opportunity



THE OPPORTUNITY

Corbel Commercial is pleased to present, under Court-Ordered Sale, 141 & 151 East Hastings Street — two single-storey commercial buildings ideally situated on the north side of East Hastings Street between Main and Columbia Streets, within Vancouver’s Downtown Eastside Oppenheimer District.

141 East Hastings Street is improved with a structure which occupies only a portion of the site, offering potential for rear surface parking or future redevelopment, while 151 East Hastings Street is improved with a building which features full or near-full site coverage, maximizing existing functionality and income potential.

Strategically located in the heart of the Downtown Eastside Oppenheimer District, the properties enjoy excellent access to Downtown Vancouver, Gastown, Chinatown, and Crosstown, as well as the forthcoming St. Paul’s Hospital and Health Campus.

This offering represents a strategic opportunity for owner-users, investors, and developers alike to acquire strategically-located commercial assets with strong long-term potential in a rapidly evolving neighbourhood.

SALIENT FACTS

| | | |
|----------------------------|---|---|
| Civic Address | 141 E Hastings Street | 151 E Hastings Street |
| Lot Size ¹ | 3,050 SF (Approx.) | 3,050 SF (Approx.) |
| Building Size ¹ | Please contact agent | |
| Zoning | DEOD, Sub-area 1 (Downtown Eastside/Oppenheimer District) | |
| Legal Description | LT 17, BLK 9, PL VAP184, DL 196, GP 1, NWLD | LT 16, BLK 9, PL VAP184, DL 196, GP 1, NWLD |
| PID | 015-686-043 | 015-686-001 |
| Property Tax | \$14,416.50 (2025) | \$14,416.50 (2025) |
| NOI (Projected/Actual) | Please contact agent | |
| Asking Price | \$3,998,000.00 | |

¹All sizes are approximate and subject to verification.



DEVELOPMENTS & PROPOSED PROJECTS

IN THE IMMEDIATE AREA



NEW ST. PAUL'S HOSPITAL

Just minutes from the subject property, the new St. Paul's Hospital is rising on a 7.4-hectare site in the False Creek Flats. Scheduled to open in 2027, this \$2 billion project will be the largest hospital redevelopment in British Columbia's history. Designed as a state-of-the-art health and research hub, the campus will integrate acute care, clinical support, and research facilities, drawing thousands of healthcare professionals, patients, and visitors daily. The hospital will act as a catalyst for investment and innovation, reinforcing the long-term demand for services, housing, and commercial amenities in the surrounding area.

GEORGIA AND DUNSMUIR VIADUCTS

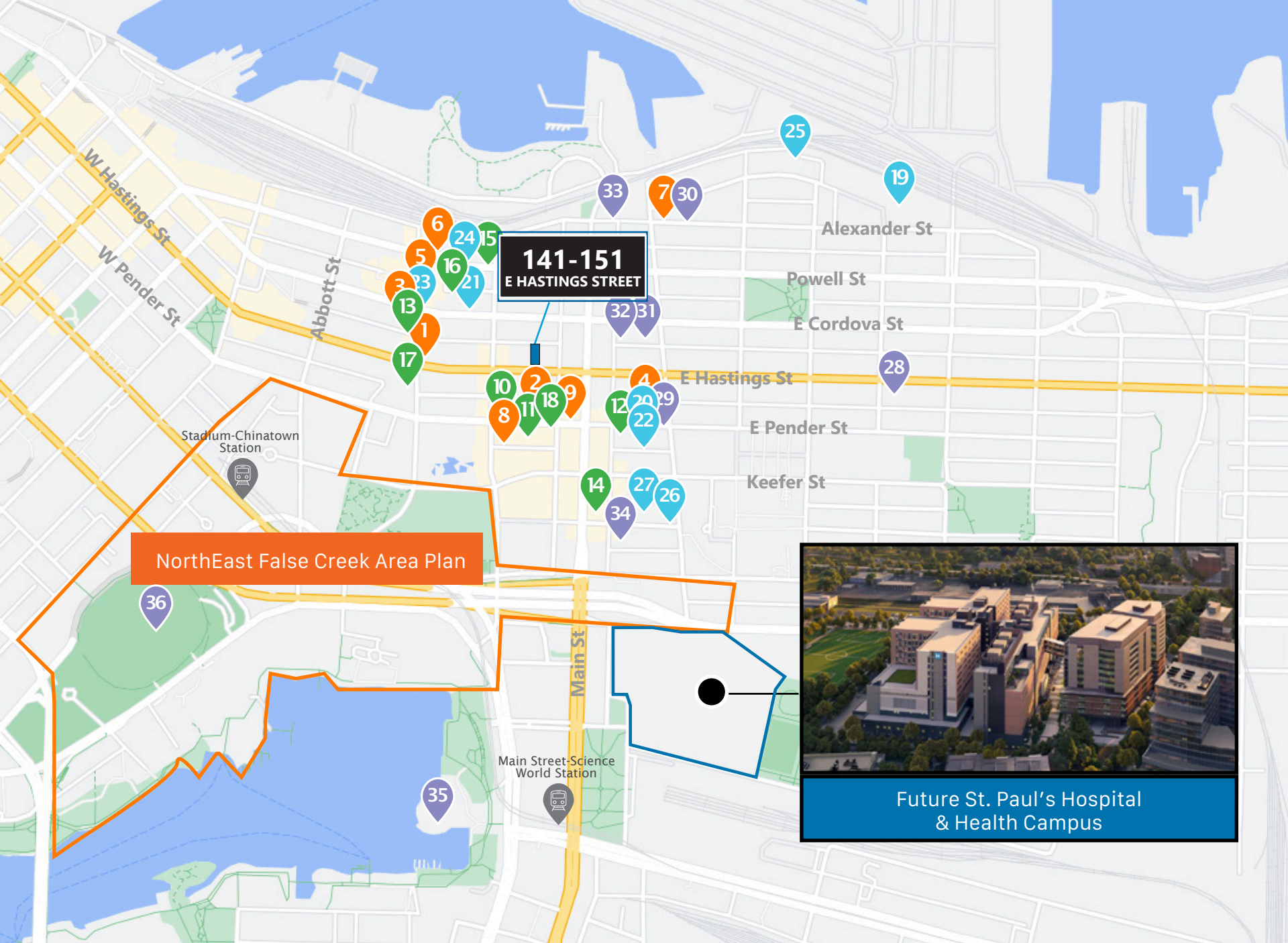
A central element of the city's long-term planning is the removal of the Georgia and Dunsmuir viaducts, to be replaced by an at-grade street grid designed to improve connectivity between surrounding neighbourhoods. This redevelopment will open up valuable land for new mixed-use development while creating a more pedestrian-friendly, accessible, and connected urban environment. For the East Hastings corridor, this change will enhance linkages to the downtown core and False Creek waterfront, adding to the area's desirability and long-term growth potential.



NORTHEAST FALSE CREEK PLAN

The Northeast False Creek Plan represents one of Vancouver's most ambitious city-building initiatives. Envisioned as a transformative redevelopment of former Expo lands and the surrounding waterfront, the plan will reconnect downtown, Chinatown, Crosstown, and the Downtown Eastside with False Creek. Key components include 32 acres of new and renewed park space, a complete at-grade street network, and new mixed-use communities designed to support housing, retail, cultural spaces, and amenities. Within this framework, Concord Pacific's Concord Landing will introduce over 5,000 new homes and activate the waterfront with retail and public amenities, reshaping the urban fabric at the doorstep of East Hastings.





LOCATION

Strategically positioned at the convergence of Gastown, Chinatown, and Crosstown, 141–151 East Hastings Street is surrounded by some of Vancouver’s most authentic and evolving neighbourhoods. The area embodies a distinct urban energy, offering an eclectic mix of culture, cuisine, and creativity with local favourites such as Kissa Tanto, Prado Café, L’Abattoir, Meat & Bread, East Van Roasters, Tekkaba, and Di Beppe all within walking distance.

Exceptionally accessible, the properties are steps from major transit routes along Hastings Street and within walking distance of Stadium–Chinatown SkyTrain Station. Waterfront Station, the SeaBus terminal, and the West Coast Express are also close at hand, while plentiful public parking enhances everyday convenience. Character-rich and highly connected, this is a location at the heart of Vancouver’s continued urban evolution.

AROUND THE NEIGHBOURHOOD

RESTAURANTS

1. PiDGin
2. Jade Dynasty Restaurant
3. Di Beppe
4. Kissa Tanto
5. Twisted Fork
6. LOCAL
7. Ask For Luigi
8. Chinatown BBQ
9. Pizza Coming Soon

SHOPS & BUSINESSES

19. Aritzia Head Office
20. Hybrid Training
21. Rituals of Love Bridal
22. Diaz Combat Sports
23. Le Labo
24. Stussy
25. Park & Fifth
26. Larry's Market
27. Myodetox

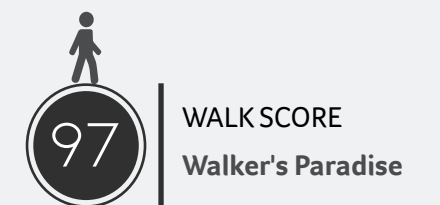
CAFÉS/CASUAL FARE

10. Between 2 Buns Burger
11. New Town Bakery
12. Mello Donuts
13. East Van Roasters
14. Matchstick Coffee Roasters
15. Birds & The Beets
16. Buro Coffee
17. Aiyaohno Cafe
18. Propaganda coffee

CULTURE

28. Rickshaw Theatre
29. Or Gallery
30. Ice Box Gallery
31. Firehall Arts Centre
32. Vancouver Police Museum
33. The Ironworks
34. Access Gallery
35. Science World
36. BC Place

ACCESSIBILITY





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