

FOR SALE

1720 EAST HASTINGS STREET VANCOUVER, BC

STRATHCONA



- VACANT POSSESSION
- FULLY RENOVATED IN 2023
- SECURED PARKING AND YARD WITH LOADING
- IDEAL FOR SHOWROOM, INDUSTRIAL, OFFICE & QUASI RETAIL USES

8,334 SF MC-1 ZONED BUILDING ON A 5,368 SF SITE
IDEAL FOR OWNER-USERS, INVESTORS & DEVELOPERS

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OPPORTUNITY

Cushman & Wakefield ULC is pleased to present to the market the opportunity to purchase a 8,334 SF commercial building in East Vancouver's Strathcona neighbourhood. This is a great opportunity for an owner user, investor or developer looking for an opportunity to own in one of Vancouver's emerging neighbourhoods.

LOCATION

Situated on the southeast corner of Commercial Drive and East Hastings the asset is nestled between bustling Downtown, the vibrant East Village, booming Mount Pleasant and historic Chinatown, Strathcona is a reflection of its surroundings with a character all its own. Known for its eclectic mix of heritage homes, art studios and bustling local breweries. The property is within walking distance of transit, and less than 10 minutes from Downtown by car, the location checks all the boxes.

NET RENTABLE AREA

Level 1	4,098 sf
Level 2	4,236 sf
Total Building Area	8,334 sf
Yard/Parking Area	1,500 sf

SITE AREA

5,368 sf (122' Depth x 44' Width)

PROPERTY FEATURES

- Currently built out as showroom, office and light industrial space
- Impressive North Shore views from second floor
- 11' clear ceiling heights
- 2 electrical services:
 - Service 1: 1,200A 480/277V 3-phase
 - Service 2: 200A 120/240V single phase
- Surface parking and loading at rear of building

ZONING / FSR

MC-1 / Max 2.5 FSR

A versatile and sought after zoning allowing for a wide range of uses including light manufacturing, production, wholesale, life sciences, general office, retail, medical and dental.

ENVIRONMENTAL

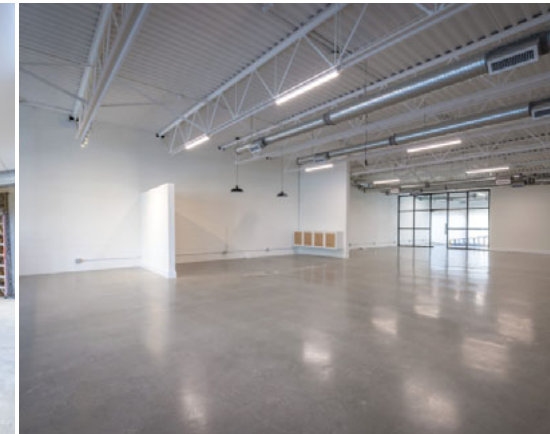
Clean but dated phase one environmental report available upon request.

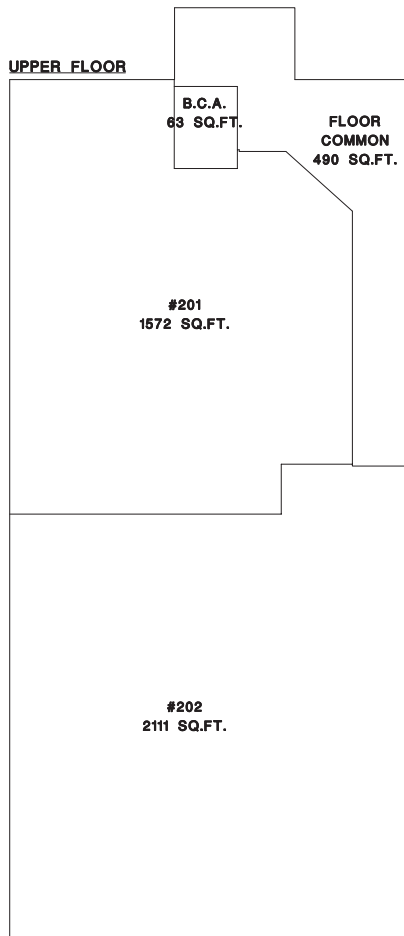
GROSS TAXES

\$38,683.70 (2023)

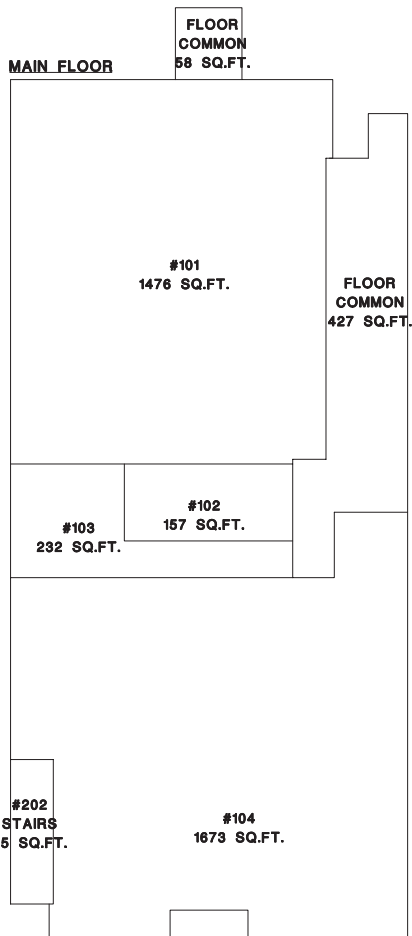
ASKING PRICE

Please contact listing agents

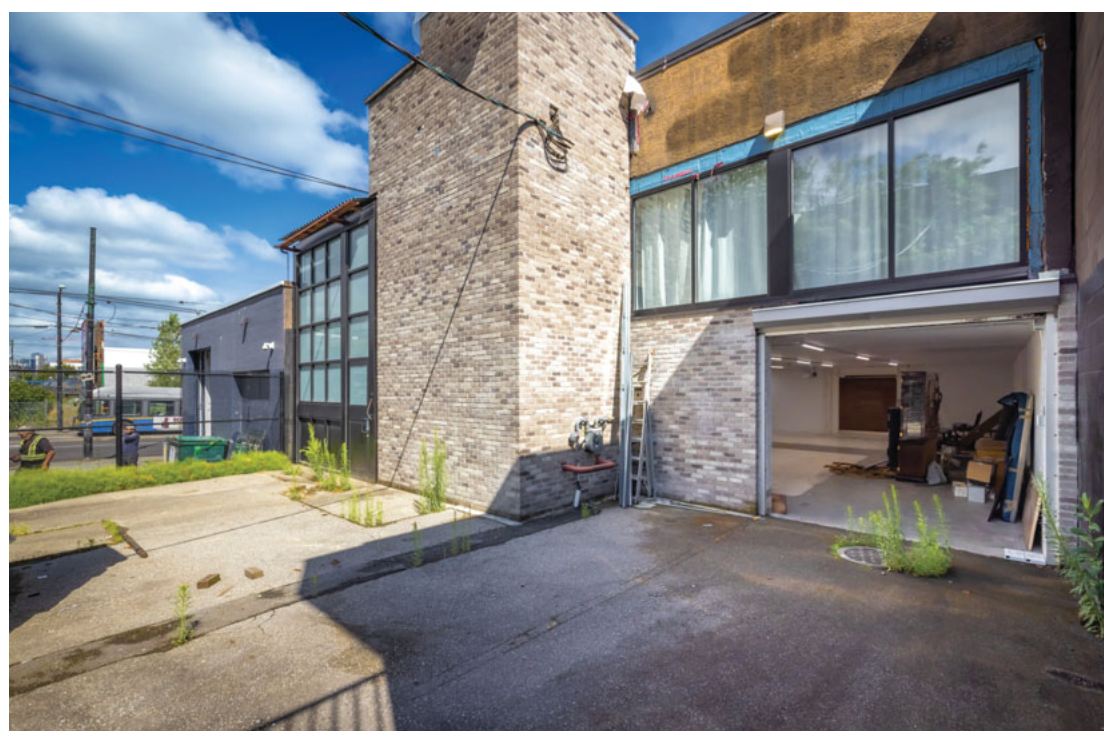




GROSS AREA 4236 SQ.FT.



GROSS AREA 4098 SQ.FT.



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