

FOR SALE OR LEASE

Building with Prime Exposure in Strathcona

1310 EAST HASTINGS STREET, VANCOUVER, BC



PRICE REDUCED



Contact us for further information:

Darren Starek

Senior Vice President
Industrial Properties Group
darren.starek@cbre.com
+1 604 662 5175

Ed Ferreira

Personal Real Estate Corporation
Senior Vice President
Industrial Properties Group
ed.ferreira@cbre.com
+1 604 662 5122

Jordan Coulter

Senior Sales Associate
Industrial Properties Group
jordan.coulter@cbre.com
+1 604 662 5574



Located in Vibrant Strathcona







The Subject Property is located in the vibrant Strathcona neighbourhood of Vancouver. This location is just minutes to the downtown core, the Port of Vancouver, Gastown and major traffic arteries servicing Metro Vancouver. Specifically, the Property is prominently located on the southeast corner of East Hastings Street and Clark Drive.



Property Details

CIVIC ADDRESSES	1310 E Hastings Street & 420 Clark Drive, Vancouver	
LEGAL DESCRIPTION	The North 82 Feet of Lot 1, Except Part in Plan 4157, Block 11 of Block B, District Lot 182, Plan 186, PID 015-643-336 Lot 1, Except (A) The North 82 Feet and (B) Portions in Plan 4157, Block 11, of Block B, District Lot 182, Plan 186, PID 015-643-433	
LOT SIZE	1310 E Hastings Street	3,293.94 SF
	420 Clark Drive	1,607.00 SF
	Total	4,900.94 SF
BUILDING AREA (APPROX.)	Showroom	1,052 SF
	Warehouse	2,099 SF
	Total	3,151 SF
PROPERTY TAXES	\$35,981.20 (2024)	
ZONING	MC-1 The intent of this zoning schedule is to reinforce the mixed use nature of this area, with residential, commercial and light industrial uses permitted. The floor space ratio is 0.75	
LEASE RATE	Contact Listing Agent	
PRICE REDUCED	\$2,875,000 \$3,100,000	

Features

-  High Exposure Corner Location
-  40' of frontage on East Hastings Street and 122' of frontage on Clark Drive
-  Dock Level Loading
-  Four Parking Stalls
-  10' Ceiling Heights (approx.)
-  Close to numerous amenities including craft breweries, restaurants, coffee roasters, shopping and automotive services

Hastings Plateau Land Use



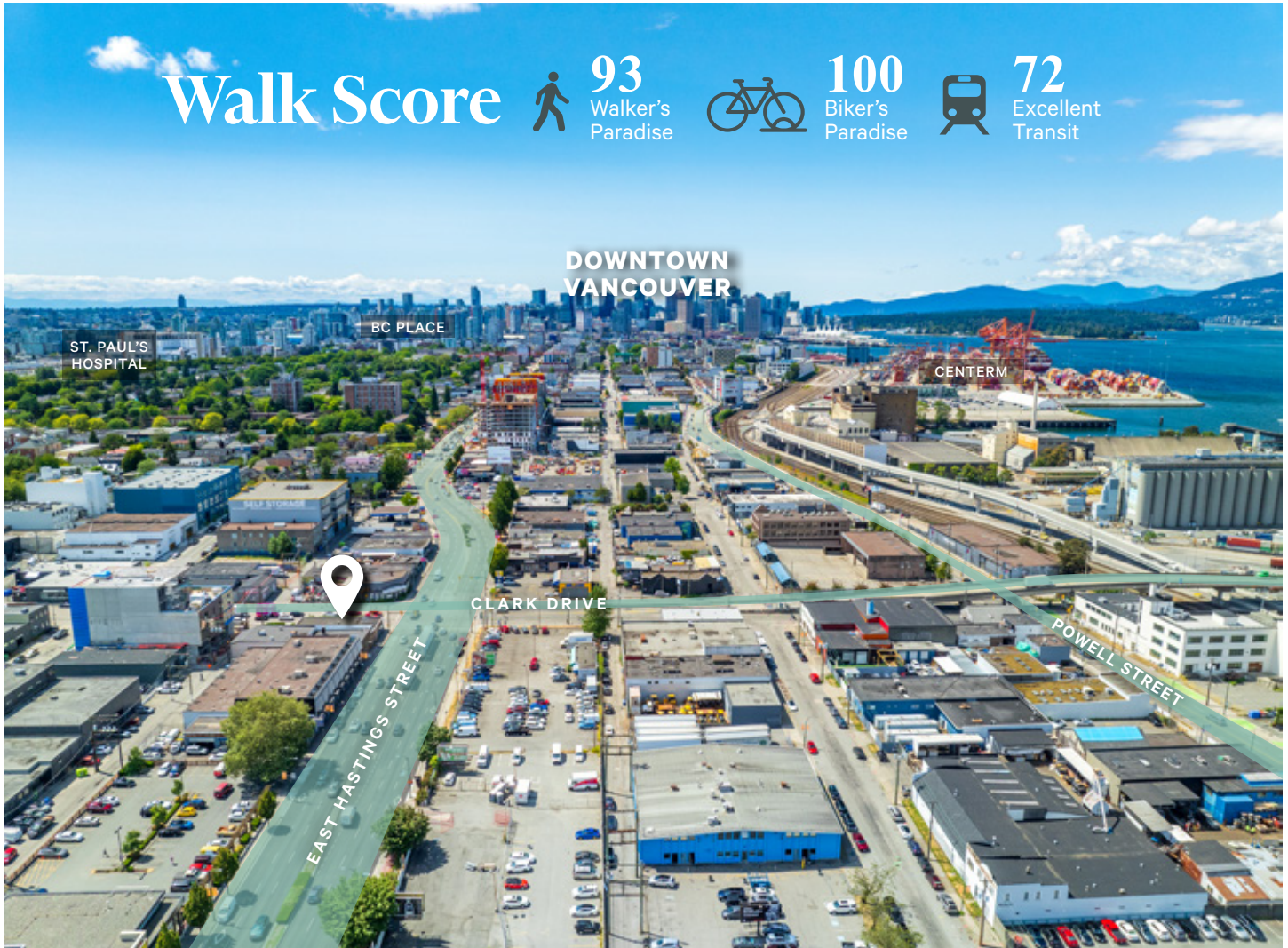
Source: City of Vancouver Grandview-Woodland Plan

The City of Vancouver approved the Grandview-Woodland Community Plan in 2016 outlining development guidelines for the area. The plan sets out policies that will help to guide future change across the community for the next three decades. The Subject Property is located in the Hastings Plateau section of the Hastings Sub- Area.

Hastings Plateau Summary

- + Consider applications for mixed-use development. A mix of commercial uses, which may include retail, service, and community serving uses, is required on the first floor. Residential uses are permitted on upper floors.
- + A minimum of 20% residential floor space delivered as non-market house will be required





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CBRE Limited
1021 West Hastings Street #2500 | Vancouver, BC
www.cbre.ca



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