

NAI Commercial

3,641 SF



961 East Hastings Street | Vancouver, BC

FOR SALE | Investment Opportunity – Strata Office Space

Jesse Godin
Senior Associate
Commercial Sales & Leasing
604 691 6636
jgodin@naicommercial.ca

Rob DesBrisay
Managing Partner, BC
Leasing & Investment
604 691 6602
rdesbrisay@naicommercial.ca

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca



961 East Hastings Street Vancouver, BC

Opportunity

Strategic Investment Opportunity in Vancouver's Strathcona Village - 961 East Hastings Street is a beautifully built-out 3,641 SF office/industrial flex strata unit in one of Vancouver's most dynamic commercial corridors. Long-term and strong tenancy in place. Just minutes from downtown and walkable to countless amenities and transit routes. Soaring ceilings, full kitchenette, wash-rooms with shower, meeting rooms, northern views, HVAC system, northern views, and more. Four parking stalls located in the building's secured parkade.

Location

961 East Hastings Street is located near the border of the Strathcona and Hastings-Sunrise neighbourhoods. This area is known for its mix of light-industrial, residential, and emerging commercial development. The location offers excellent public transit access via the nearby Kootenay Loop and is just minutes from downtown. The neighbourhood features a growing selection of cafés, breweries, and small businesses, and local markets. Nearby amenities include parks like Hastings Park, cultural venues, and access to waterfront views.

Property Details

Legal Description

Strata Lot 10, Plan EPS5053,
District Lot 181, Group 1, New
Westminster Land District, Together
With An Interest In The Common
Property In Proportion To The Unit
Entitlement Of The Strata Lot As
Shown On Form V
PID: 030-453-755

Size

Office Area	3,071 SF
Mezzanine	570 SF
Total	3,641 SF

(as per the BC Assessment)

Year Built

2018

Zoning

CD-1 (561)

Parking

4 stalls

Strata Fees

\$1,254.46/month

Property Taxes

\$29,899.90 (2026)

Net Operating Income

Please contact listing agents

Price

\$2,575,000

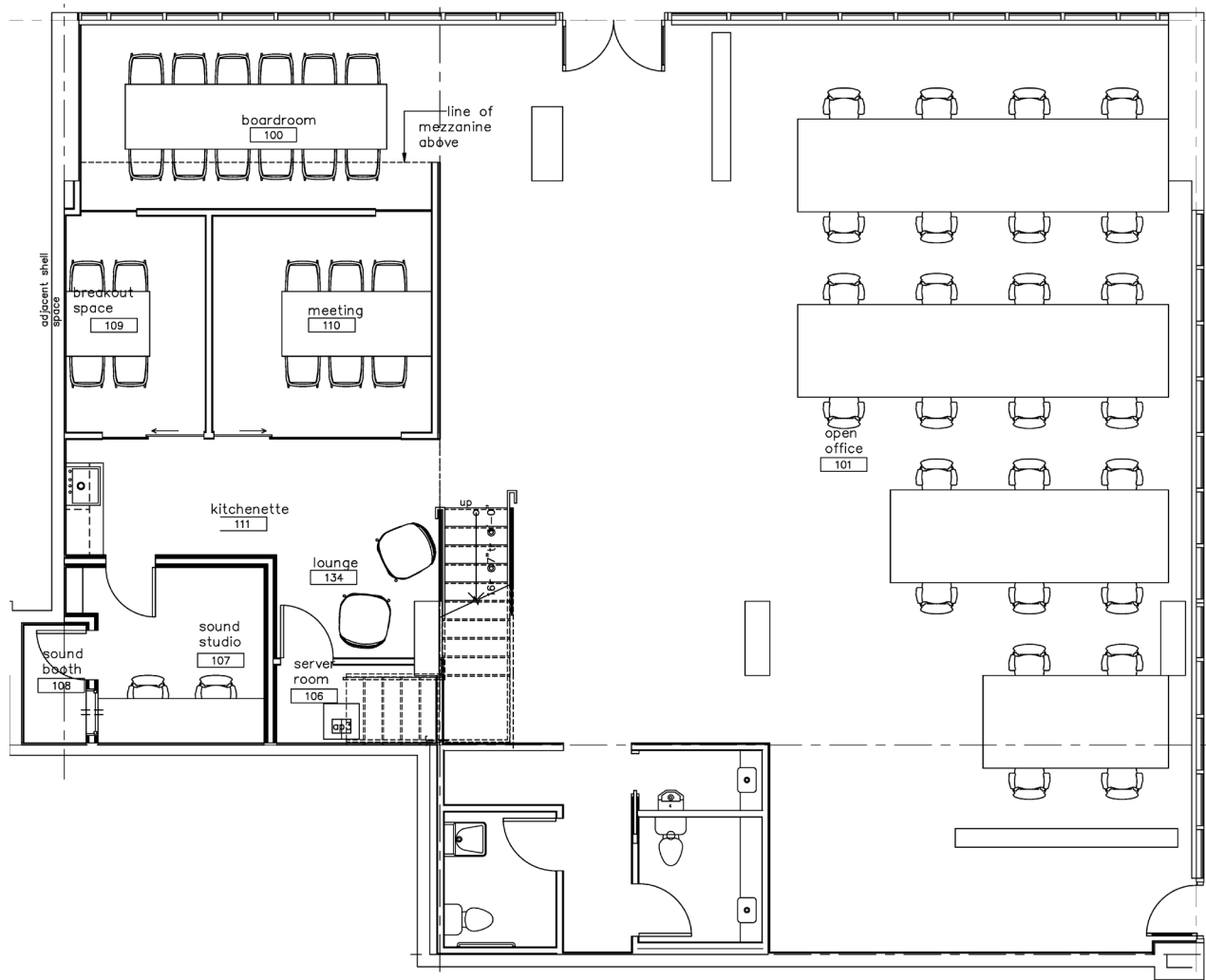
Lease Expiry

September 14th, 2030
with one 5yr renewal option.

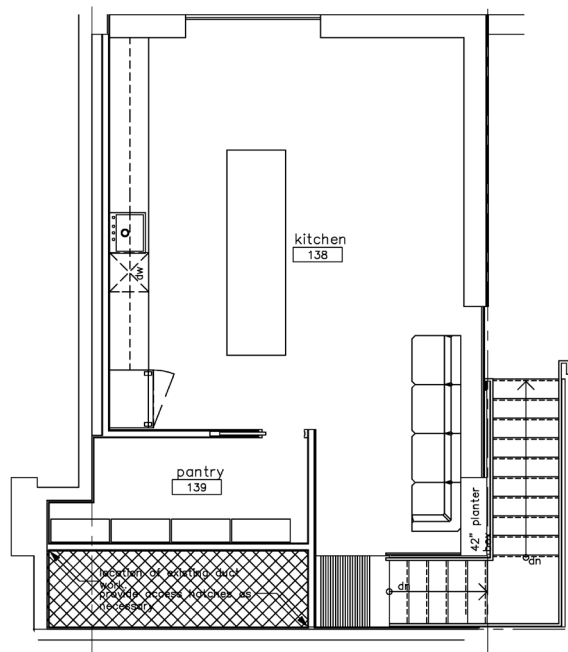


Floor Plan

Ground Level - Office Area



Mezzanine





WITHIN WALKING DISTANCE

- ▶ Strathcona Beer Company
- ▶ Prototype Coffee
- ▶ Starbucks
- ▶ Focacciaza
- ▶ Hype Chocolate
- ▶ The Garden Strathcona
- ▶ Astoria Pub
- ▶ OASES Pharmacy
- ▶ Vancouver Public Library
- ▶ Rumor Cafe
- ▶ Pho Khanh Express
- ▶ Raymur Cafe
- ▶ Liquids + Solids
- ▶ Gio's
- ▶ Coca Leaf Cafe
- ▶ The Heatly



95

**WALKER'S
PARADISE**



72

**EXCELLENT
TRANSIT**



94

**BIKER'S
PARADISE**

STRATHCONA PARK

Jesse Godin
Senior Associate
Commercial Sales & Leasing
604 691 6636
jgodin@naicommercial.ca

Rob DesBrisay
Managing Partner, BC
Leasing & Investment
604 691 6602
rdesbrisay@naicommercial.ca

NAI Commercial

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca