



# FOR SALE

Prominent Corner Commercial Strata Investment Opportunity Located in Vancouver's East Village

*Park Renfrew | 2893 East Hastings Street, Vancouver*

Marcus & Millichap

## *Opportunity Overview*

Prime opportunity to acquire Units 110, 120, 130, & 150 - 2893 East Hastings Street, a commercial strata investment property located on the corner of East Hastings and Renfrew Streets in Vancouver's East Village. East Village is located within two historic neighbourhoods situated in the heart of East Vancouver: Hastings Sunrise and Grandview-Woodland. With prominent frontage onto two busy streets, the property has exceptional street level exposure to vehicular and pedestrian traffic. The property consists of three retail units ranging in size from 686 SF - 4,734 SF of leasable area.

## *Property Highlights*

- Prominent corner location with excellent exposure onto East Hastings Street, a major thoroughfare within the city of Vancouver, and a mere 15 minute drive from Downtown Vancouver.
- Located within Vancouver's "East Village", a vibrant and diverse neighbourhood that offers residents urban conveniences and a local community feel with a wide array of dining options, unique shopping, and beautiful parks.
- The surrounding area is experiencing substantial growth and there are several new mixed-use developments completed and underway in close proximity.
- Unit 150 is currently vacant, providing an opportunity for an owner-user to occupy the unit or investment opportunity to lease out at market rents.



## Salient Details

Municipal Address: Unit 110, 120, 130, & 150  
2893 East Hastings Street, Vancouver, BC

PID: 026-482-631, 026-482-649, 026-482-657,  
026-482-673, 026-482-690,  
026-482-681, 026-482-665

Assessed Value (2024): \$5,210,700

Property Taxes (2024): \$54,447.62

Monthly Strata Fees (2024): \$3,342.30

Zoning: C-2C1

Leasable Area: Unit 110: 686 SF  
Unit 120: 1,215 SF  
Unit 150: 4,734 SF  
Total: 6,635 SF

Tenants: Unit 110: Little Star Renovations  
Unit 120: Patronato INCA  
Unit 150: Vacant

NOI: Upon a signed CA

Asking Price: \$5,500,000

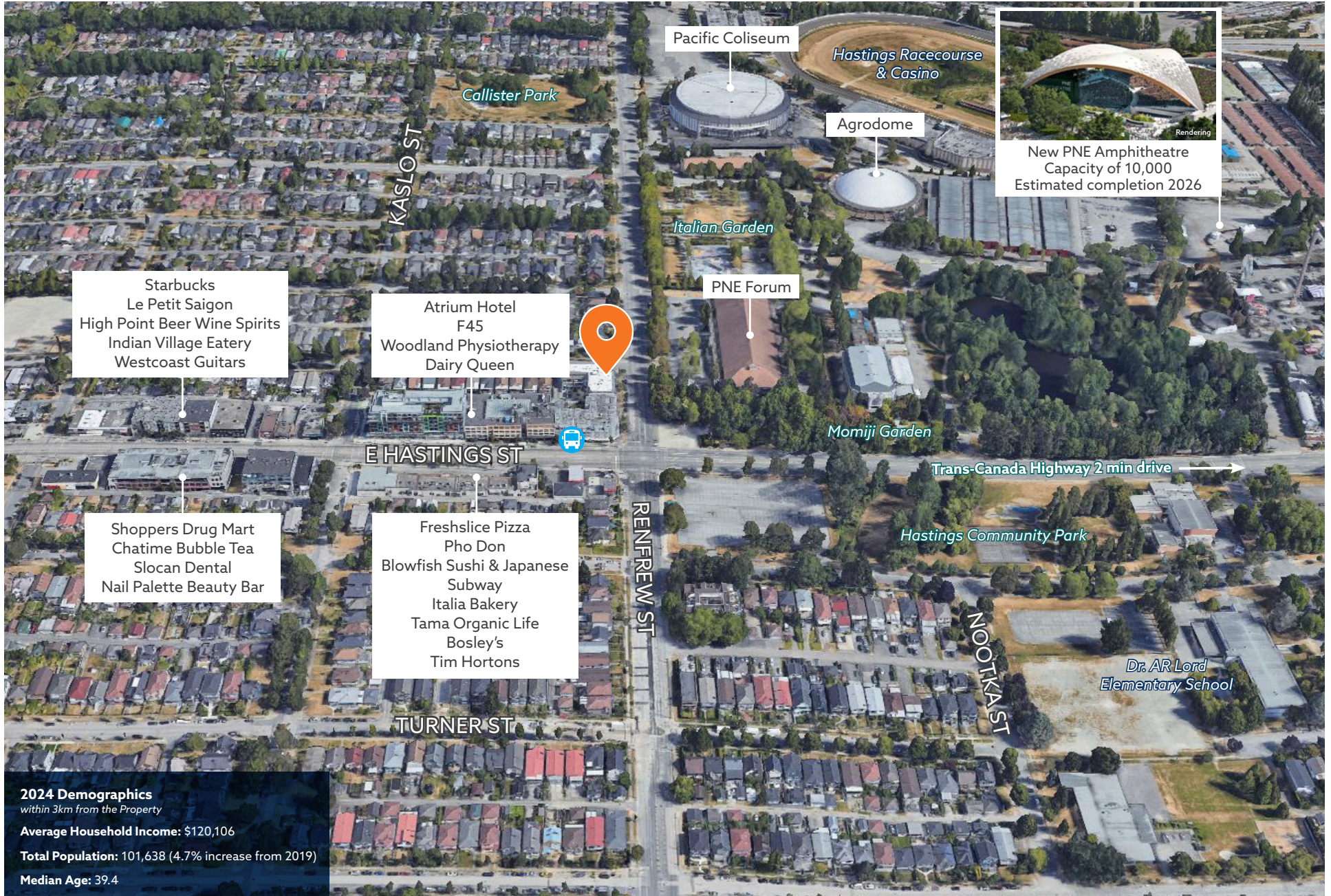
All information is subject to confirmation.



# Ground Floor Strata Plan



# Neighbourhood Map



Starbucks  
Le Petit Saigon  
High Point Beer Wine Spirits  
Indian Village Eatery  
Westcoast Guitars

Atrium Hotel  
F45  
Woodland Physiotherapy  
Dairy Queen

Shoppers Drug Mart  
Chatime Bubble Tea  
Slocan Dental  
Nail Palette Beauty Bar

Freshslice Pizza  
Pho Don  
Blowfish Sushi & Japanese  
Subway  
Italia Bakery  
Tama Organic Life  
Bosley's  
Tim Hortons

Pacific Coliseum

Hastings Racecourse & Casino

Agrodome

Italian Garden

PNE Forum

Momiji Garden

Trans-Canada Highway 2 min drive

Hastings Community Park

Dr. AR Lord Elementary School

KASLO ST

E HASTINGS ST

RENFREW ST

TURNER ST

NOOTKA ST

**2024 Demographics**  
within 3km from the Property  
Average Household Income: \$120,106  
Total Population: 101,638 (4.7% increase from 2019)  
Median Age: 39.4



## Contact Information

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