

FOR SALE

1881 East Hastings Street

Vancouver, BC

—
High-Exposure Light Industrial Property



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**Personal Real Estate Corporation*

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1881 EAST HASTINGS ST

Vancouver BC

OPPORTUNITY

1881 E Hastings Street offers a rare opportunity to acquire a high-visibility, light industrial property with exceptional connectivity throughout Vancouver and the surrounding area. Currently improved with a tenanted, 4,080 square foot automotive facility, the property generates immediate cash flow, while also providing near-term potential for owner-occupiers to assume vacant possession, enabling a range of business operations supported under the current zoning.

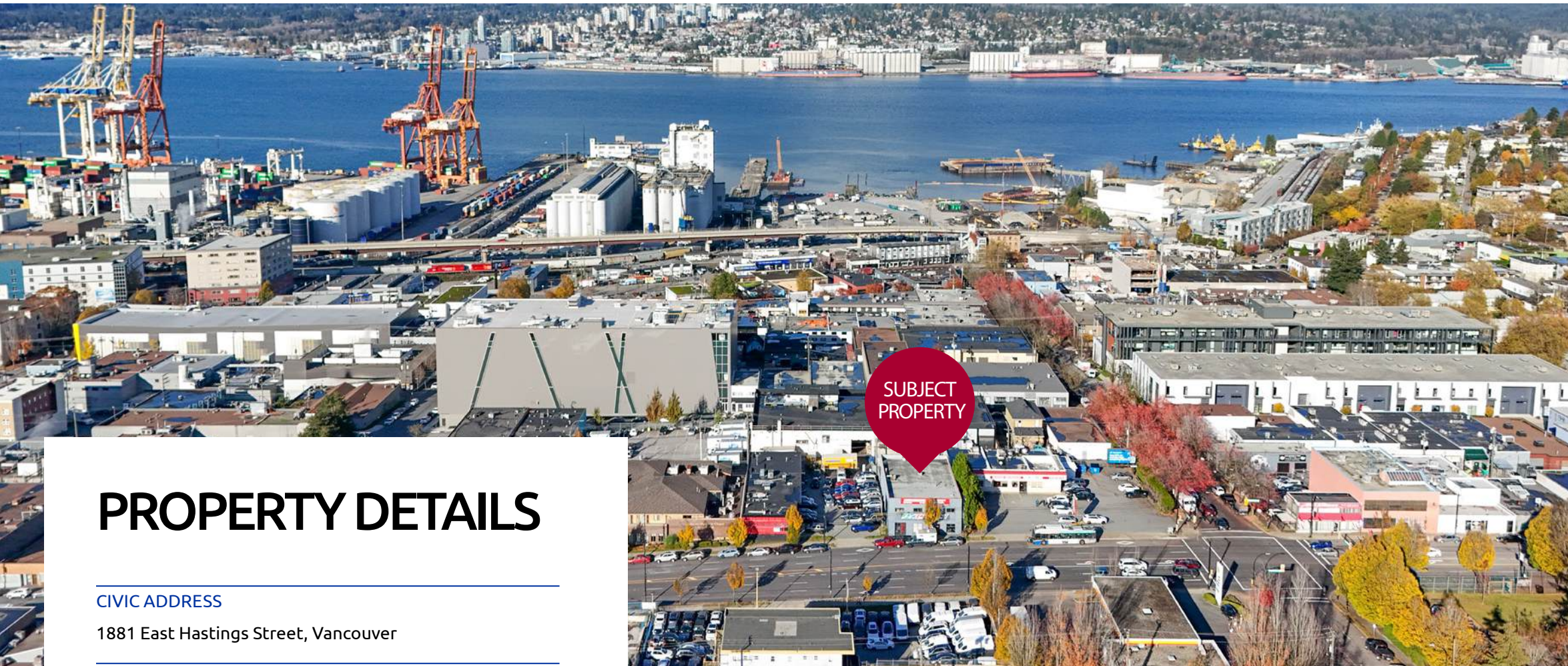
Strategically situated within the Hastings-Slopes sub-area of the Grandview-Woodland Community Plan, this property also holds long-term redevelopment potential. The plan envisions future redevelopment up to 10 storeys with a maximum 4.5 FSR, making this an attractive prospect for those looking to capitalize on anticipated growth and urban transformation in the area.

LOCATION

Positioned on the north side of East Hastings Street, between Salsbury Drive and Victoria Drive, 1881 E Hastings Street lies within Vancouver's established Grandview-Woodland neighborhood. This strategically located property provides excellent access to major transit routes along Hastings Street, including convenient public transit options and cycling paths nearby. The surrounding area offers a wide range of amenities, with popular eateries, diverse retail outlets, and essential local services within easy reach.

Only moments away is Commercial Drive, celebrated for its unique mix of cafés, international cuisines, and artisanal shops. Grandview-Woodland is a community rooted in tradition yet actively transforming, with new developments bringing various residential options and commercial enhancements, making it a prime location for businesses looking to serve a dynamic and growing population.





PROPERTY DETAILS

CIVIC ADDRESS

1881 East Hastings Street, Vancouver

LEGAL DESCRIPTION

Lot 16 Except: Firstly; Part In Reference Plan 595, Secondly; Part In Reference Plan LMP11357, Of Lot 4 Block E District Lot 183 Plan 180

PROPERTY IDENTIFIER

015-661-466

LOADING

Grade (2) – (1 oversized)

ZONING

MC-2 Industrial

CEILING HEIGHT

22 ft

SITE SIZE

5,853 sf

POWER

Heavy 3-phase

SITE DIMENSIONS

48 ft x 122 ft

PROPERTY TAX

\$50,186.70 (2025)

BUILDING SIZE

4,080 sf (BC Assessment)

OPERATING INCOME

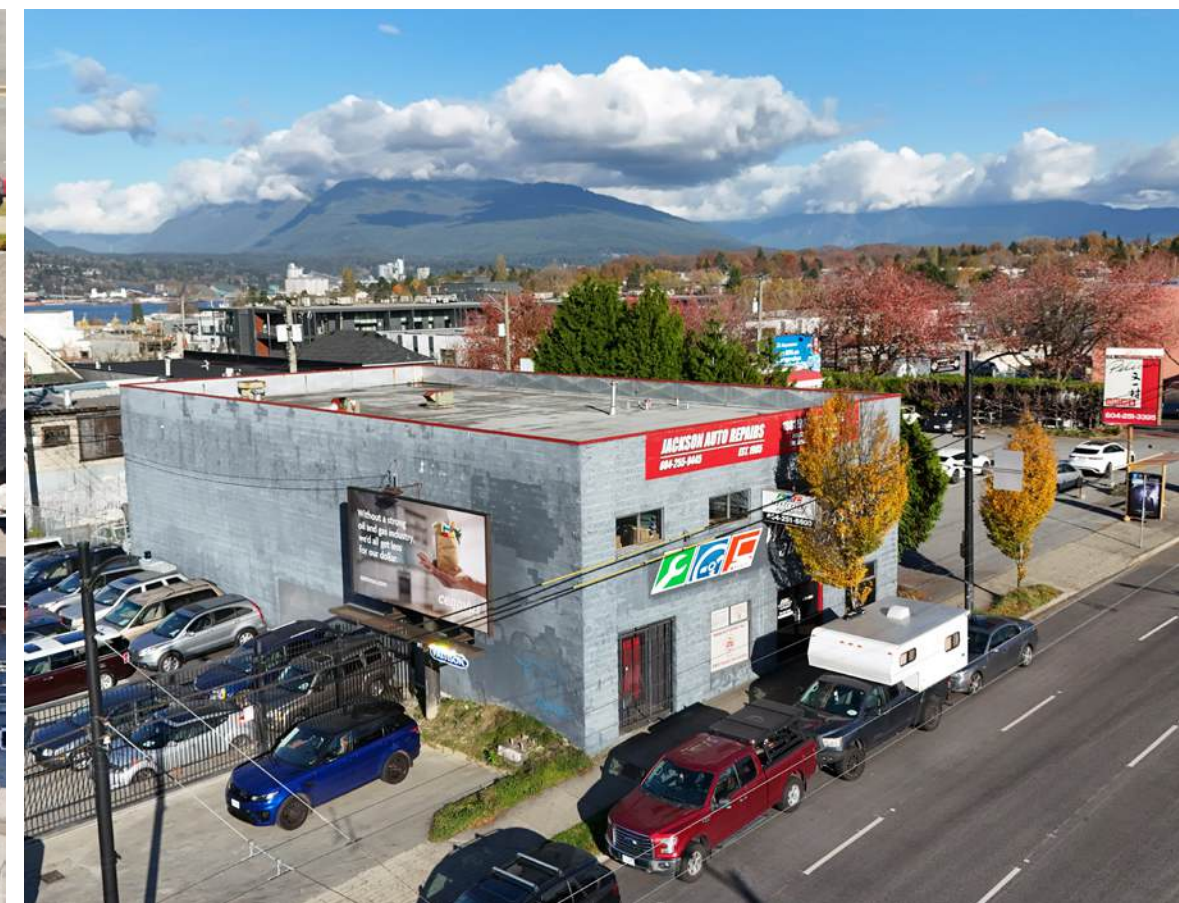
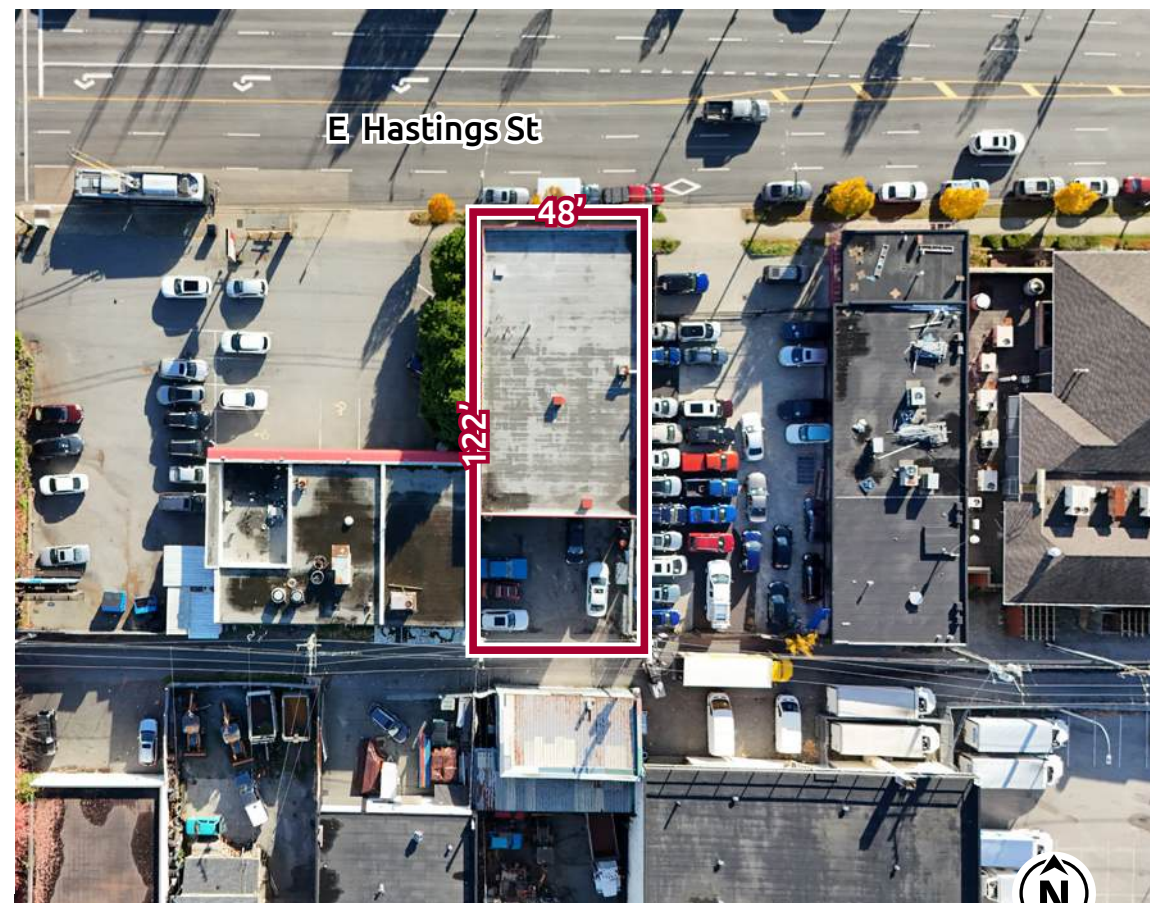
Contact listing agent

YEAR BUILT

1991

SALE PRICE

Contact listing agent



REDEVELOPMENT POTENTIAL

The Grandview-Woodland Community Plan was officially adopted by Vancouver City Council in July 2016 and outlines future land use for the area. Specific to the property at 1881 E Hastings Street:

POLICIES

- 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.
- For sites with a minimum site frontage of 61 m (200 ft.) building heights and densities can be considered up to:
 - * East Hastings Street, Salsbury Drive to Victoria Drive
 - * North side: up to 10 storeys; up to 4.5 FSR (26,338 buildable sf).

Legend

- Park
- School / Institutional
- Apartment (10+-storeys)
- Apartment (10-storeys)
- Apartment (8-storeys)
- Apartment (6-storeys)
- Apartment (4-storeys)
- Traditional / historic shopping district (4-storeys)
- At-grade commercial

HASTINGS SLOPES LAND USE

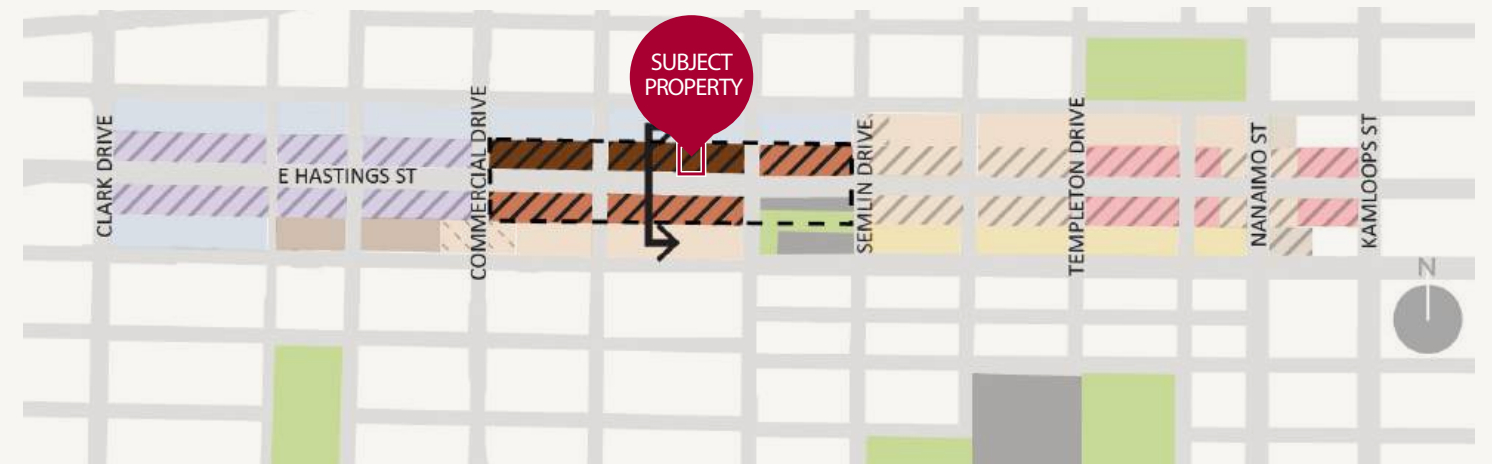


Image resource: City of Vancouver - Grandview-Woodland Community Plan

ZONING - MC-2 INDUSTRIAL

The current MC-2 zoning designation for 1881 E Hastings Street supports a dynamic mix of uses, fostering a blend of residential, commercial, and light industrial activities that reinforce the area's vibrant character. Permitted uses, both outright and conditional, span a wide range of possibilities, accommodating diverse business operations. Highlights include:

- Agricultural Uses (Urban)
- Cultural and Recreational Uses
- Dwelling Uses
- Institutional Uses
- Manufacturing Uses
- Office Uses
- Parking Uses
- Retail Uses
- Service Uses
- Transportation and Storage Uses
- Utility and Communication Uses
- Wholesale Uses

Further details on zoning allowances are provided in the full zoning bylaw, accessible in the data room provided by the listing agent.

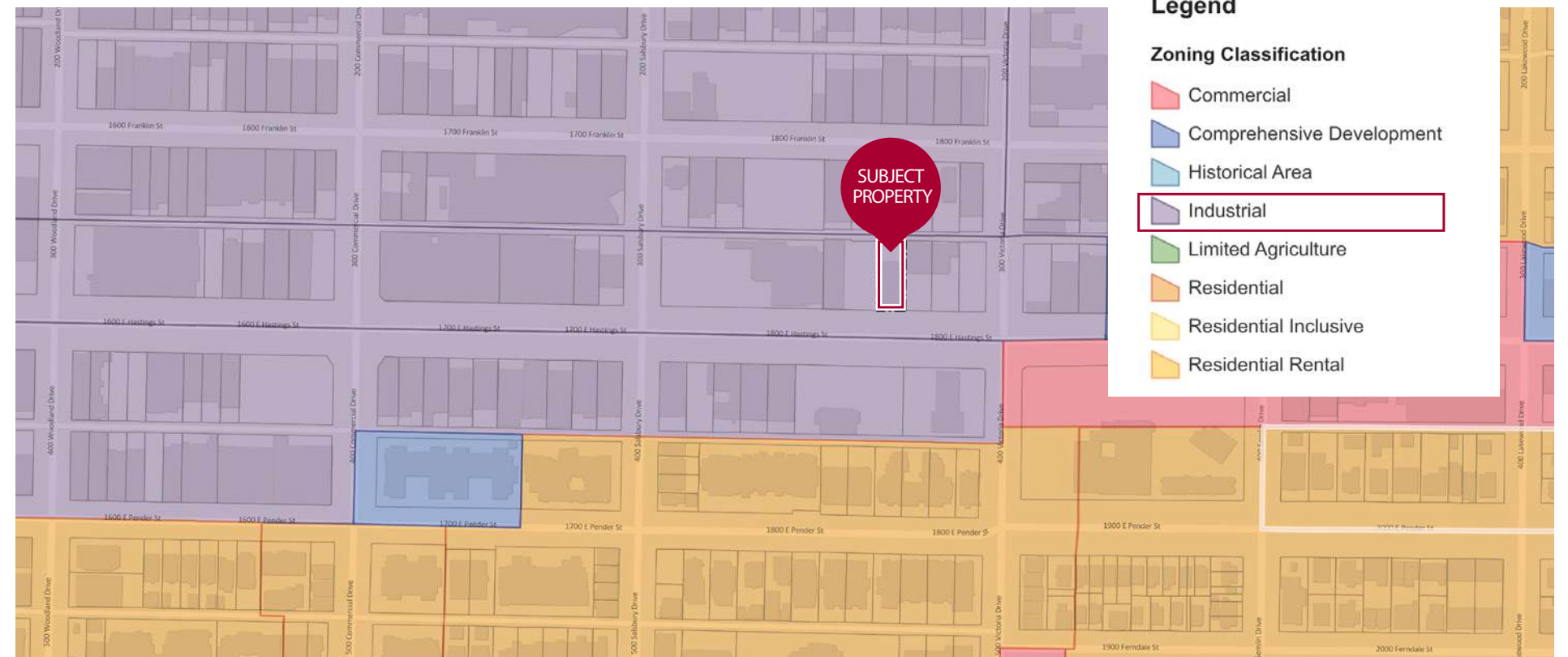
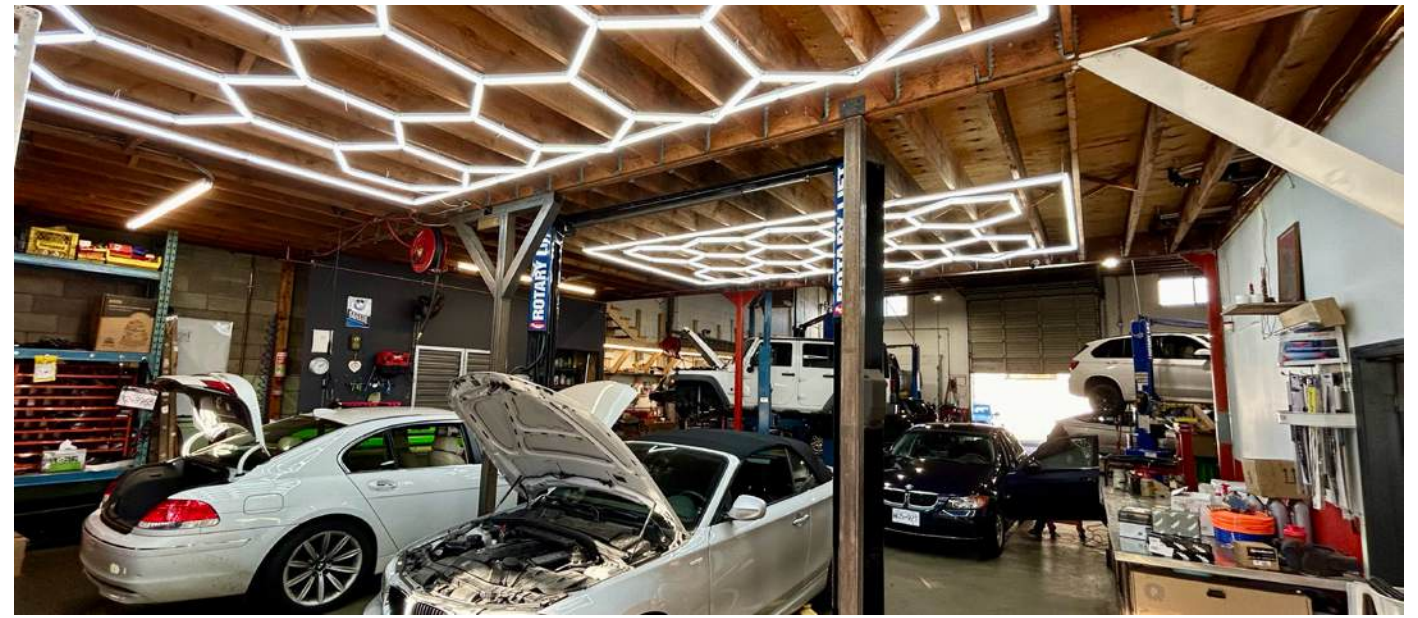
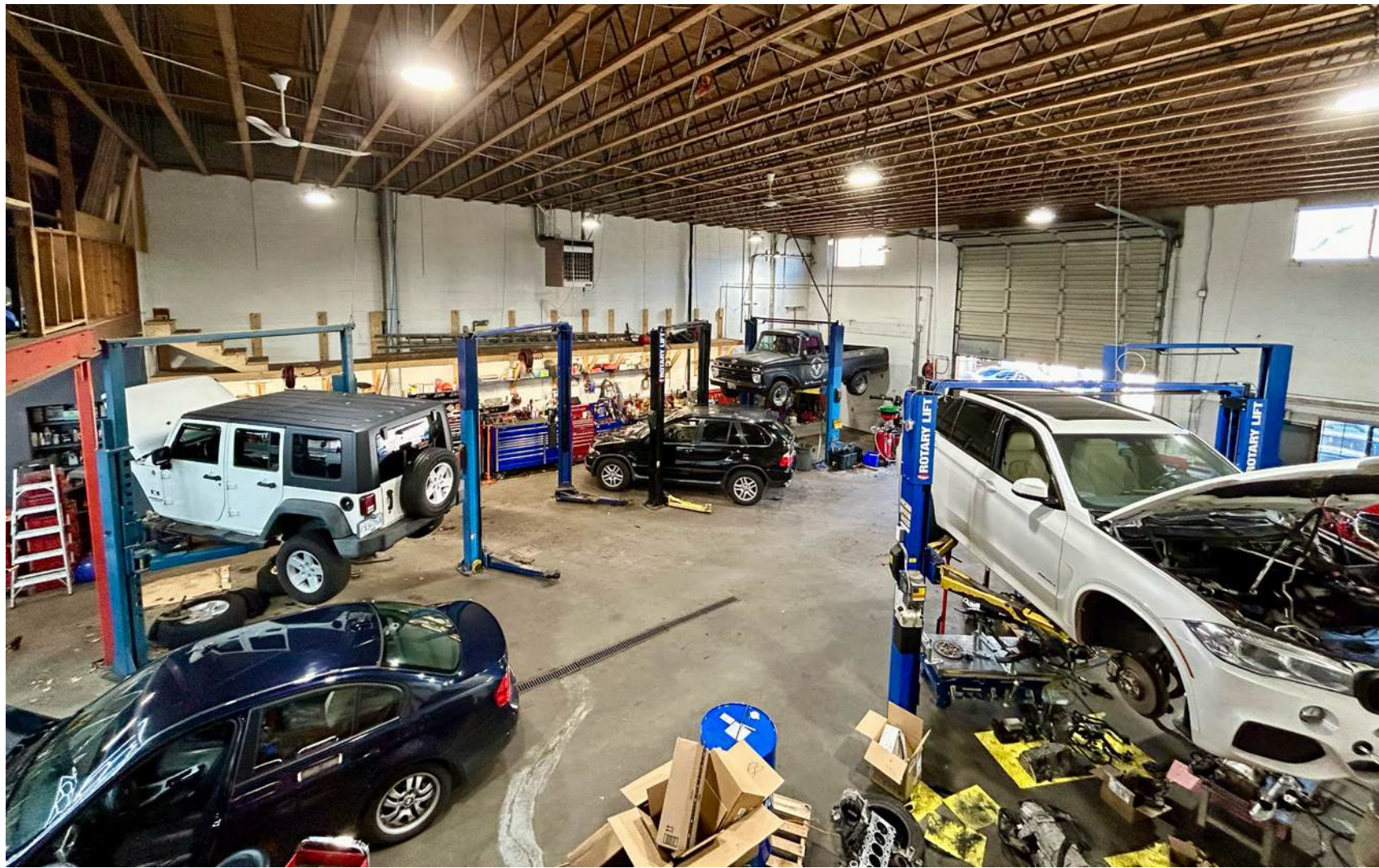
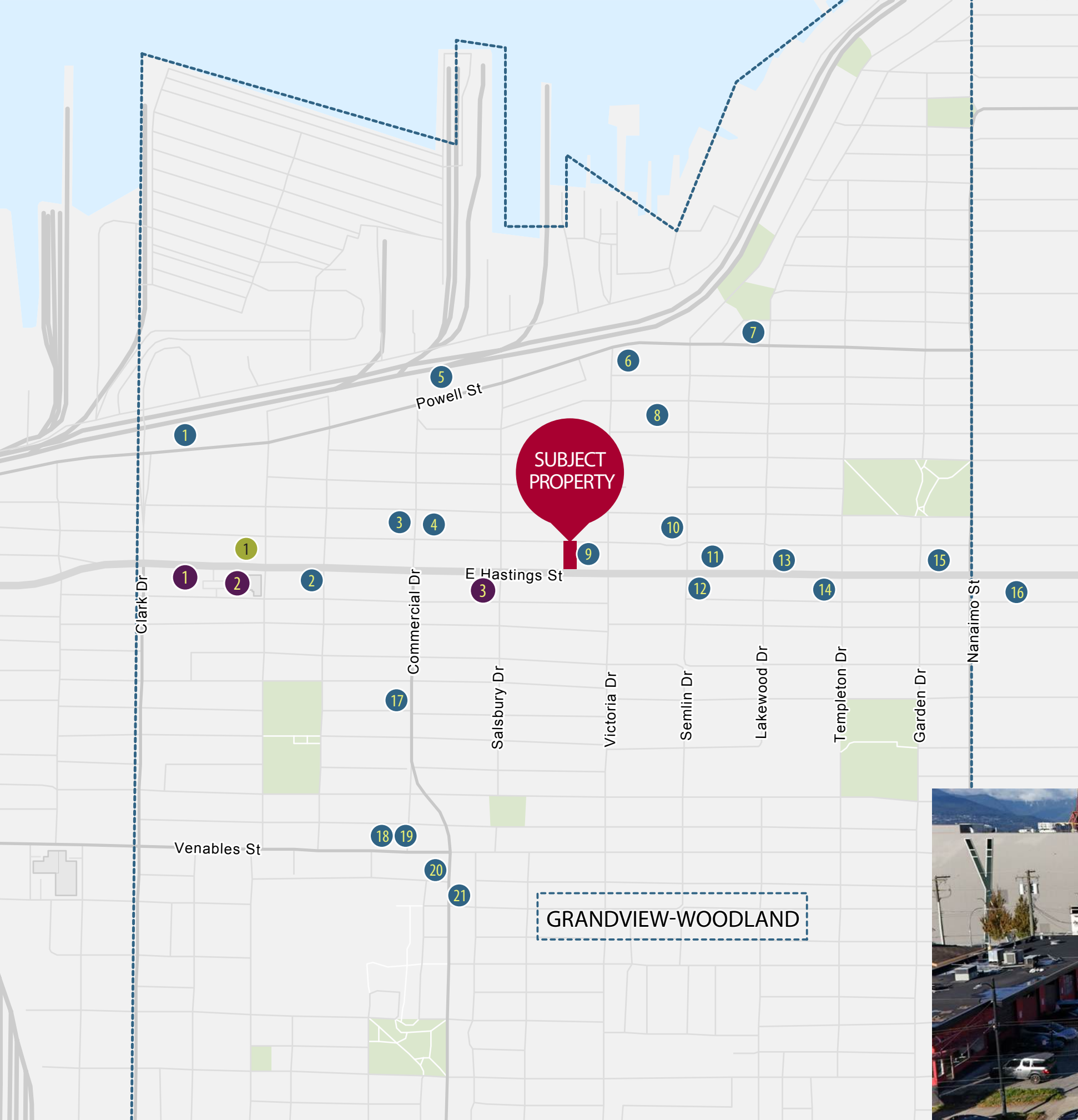


Image resource: City of Vancouver





NEARBY AMENITIES

● RESTAURANTS / CAFES / BREWERIES


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|--------------------------------|--|
| 1. Powell Brewery | 12. On Lok Restaurant & Won-ton House |
| 2. Yolks | 13. Innocent Ice Cream Parlour |
| 3. Resurrection Spirits | 14. Nonna's Cucina "Italian Street Food" |
| 4. Storm Brewing LTD. | 15. Tacofino Commissary |
| 5. Odd Society Spirits | 16. Breka Bakery & Café |
| 6. JJ Bean Coffee Roasters | 17. Pepino's Spaghetti House |
| 7. Pho Dundas | 18. East Van Brewing Company |
| 8. Parallel 49 Brewing Company | 19. Uprising Breads Bakery |
| 9. Pelican Seafood Restaurant | 20. Downlow Chicken Shack |
| 10. Pallet Coffee Roasters | 21. Absinthe Bistro |
| 11. A&W Canada | |

● SHOPS AND SERVICES

1. The Gourmet Warehouse
2. Mike's NOFRILLS Vancouver
3. Mudlab Pottery

● LANDMARKS

1. Hotel At The Waldorf

 Grandview-Woodland Neighbourhood

Walk Score **95** **Walker's Paradise**
Daily errands do not require a car





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