

FOR LEASE

855

E HASTINGS STREET

Approved Strathcona Limited Food Retail & Production Opportunity



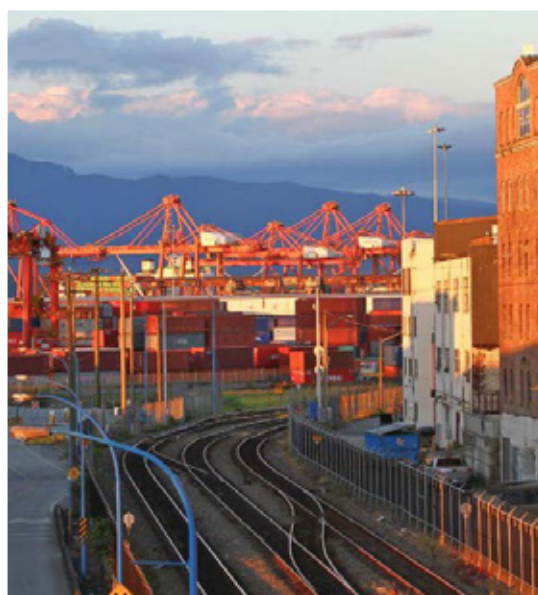
ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

DENVER MENDOZA
604.609.0882 Ext. 221
denver@corbelcommercial.com

NATHAN ARMOUR PREC
604.609.0882 Ext. 226
nathan@corbelcommercial.com

Located in the heart of Strathcona.
Minutes away from the Downtown Core.



THE LOCATION

The property is located on the north side of East Hastings Street in the heart of vibrant Strathcona. A neighbourhood celebrated for its creative spirit and community charm. Just minutes from Downtown and next to Railtown, Chinatown, and Gastown, this area blends heritage character with fresh growth.

Steps away, you'll find local favourites like Strathcona Beer Company, Les Amis Du Fromage, The Garden Strathcona Café, Article, and Prototype Coffee. One block east, Strathcona Village by Wall Financial has brought 350 new homes and over 60,000 SF of commercial space, adding even more energy to the neighbourhood.

With a growing mix of residents, businesses, and amenities, this location is at the centre of an exciting transformation. A place where community and opportunity come together.

THE FEATURES



Fully redeveloped property with newly upgraded façade



Large windows providing abundant natural light and excellent signage exposure



Over-height ceilings throughout



Upgraded building systems including HVAC distributed throughout and 200-amp 3-phase power



Dedicated in-suite washroom plus additional shared common area washroom



Shared loading area at rear



Secure bicycle storage



Private parking at rear



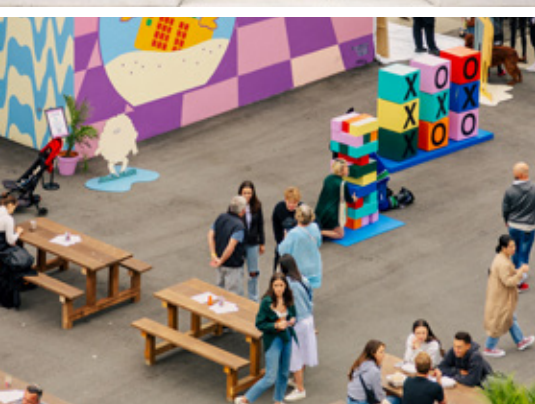
FLOOR PLAN & AVAILABILITIES



| SIZE: ¹ | BASIC RENT: | ADDITIONAL RENT: | GROSS RENT: ² | ZONING: | AVAILABILITY: |
|--------------------|---------------|---------------------|--------------------------|------------------|----------------------|
| 2,731 SF (Approx.) | \$28.00 PSFPA | \$17.23 (2026 est.) | \$10,293.59/month + GST | M-1 (Industrial) | Please contact agent |

¹All sizes are approximate and subject to verification.

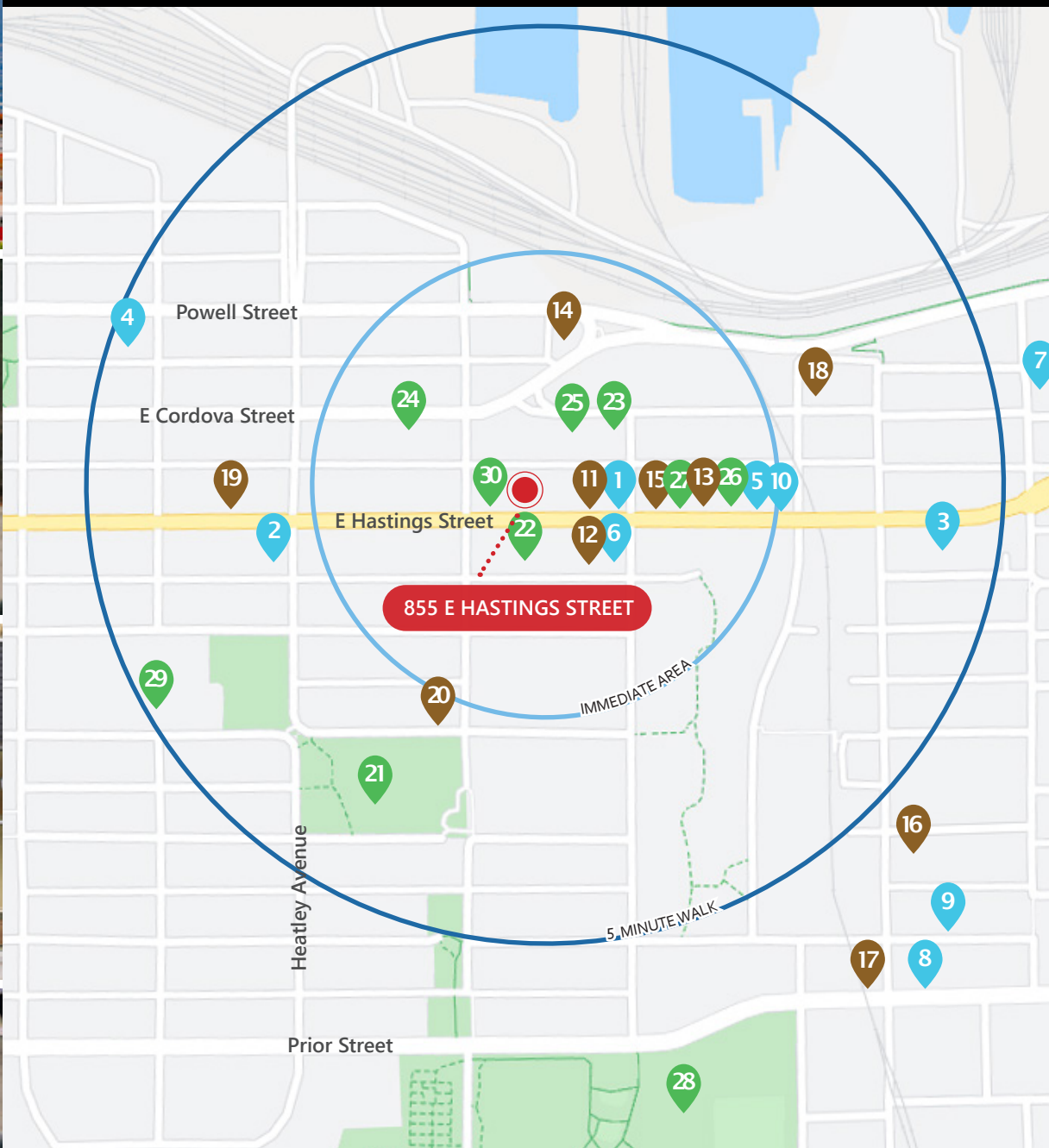
²Floor plans may not be 100% accurate and are subject to verification.



86 Walker's Paradise
Daily errands do not require a car

74 Rider's Paradise
World-class public transportation

Source: walkscore.com



| | | | |
|-----------------------------|-------------------------------|-------------------------|------------------------------|
| 10 MIN | 20 MIN | 9 MIN | 6 MIN |
| Drive to Downtown Vancouver | Transit to Downtown Vancouver | Drive to Mount Pleasant | New St. Paul's Health Campus |

around the neighbourhood.

DINING + COCKTAILS

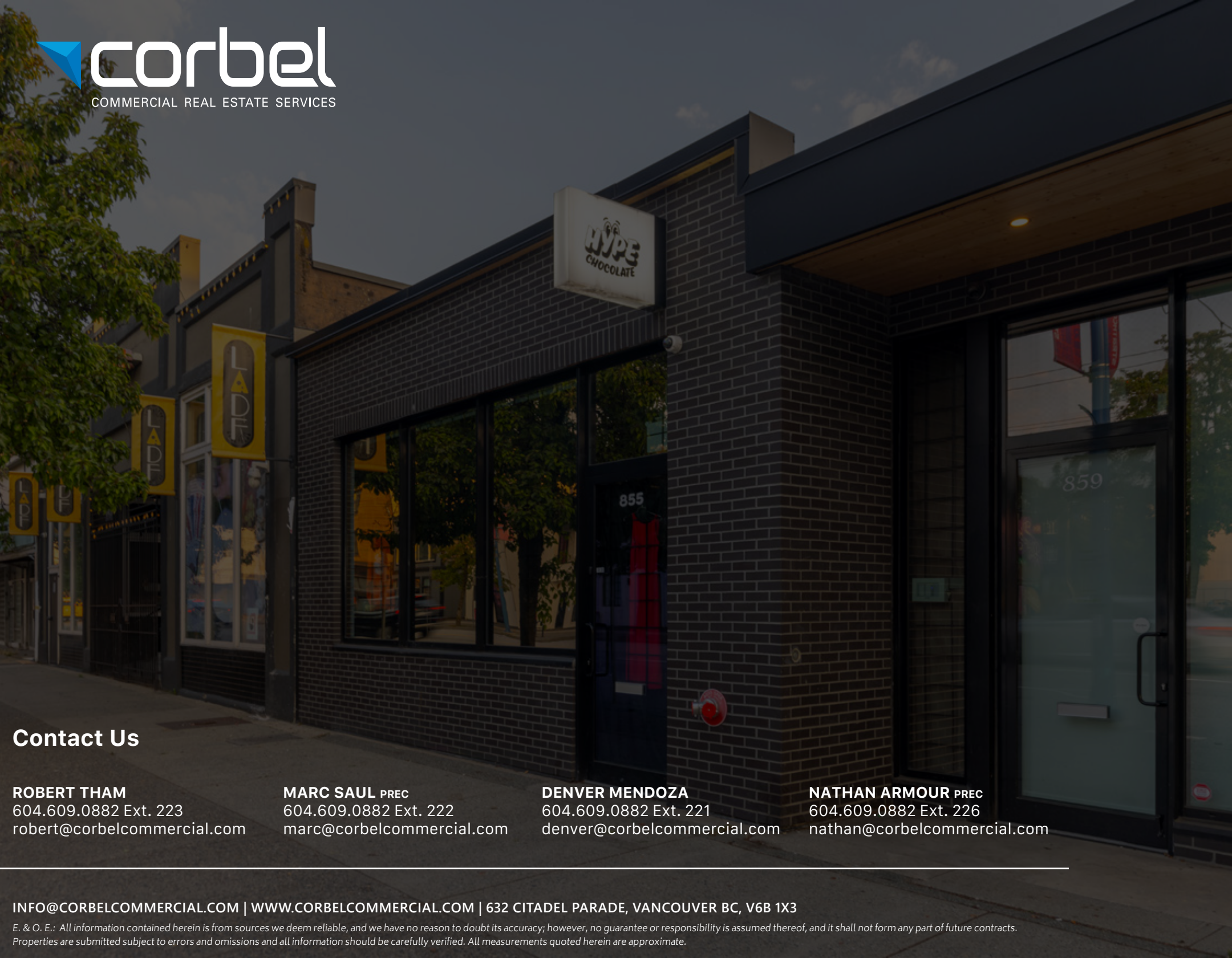
1. Strathcona Beer Company
2. The Heatley
3. Pink Pearl Chinese Seafood Restaurant
4. Dosanko
5. Pho Khanh Express
6. S2 Cafe House
7. Container Brewing Ltd.
8. Luppolo Brewing Co.
9. Savoury Chef Foods
10. Tatchan Noodles

COFFEE + CASUAL FARE

11. Prototype Coffee
12. The Garden Strathcona
13. Rumor Cafe
14. Starbucks
15. Lucy's Frozen Custard
16. Peace and Culture Coffee
17. La Casa Gelato
18. Focacciaza
19. Coastal Eden Cafe
20. Wilder Snail

AMENITIES + SHOPPING

21. MacLean Park
22. Article
23. Lordco Auto Parts
24. MakerLabs
25. Clubcard Printing
26. Moonlight Natural Pet Store
27. Nima Tattoo
28. Strathcona Park
29. Strathcona Community Centre
30. les amis du FROMAGE



Contact Us

ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

DENVER MENDOZA
604.609.0882 Ext. 221
denver@corbelcommercial.com

NATHAN ARMOUR PREC
604.609.0882 Ext. 226
nathan@corbelcommercial.com