



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



Contact Information

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