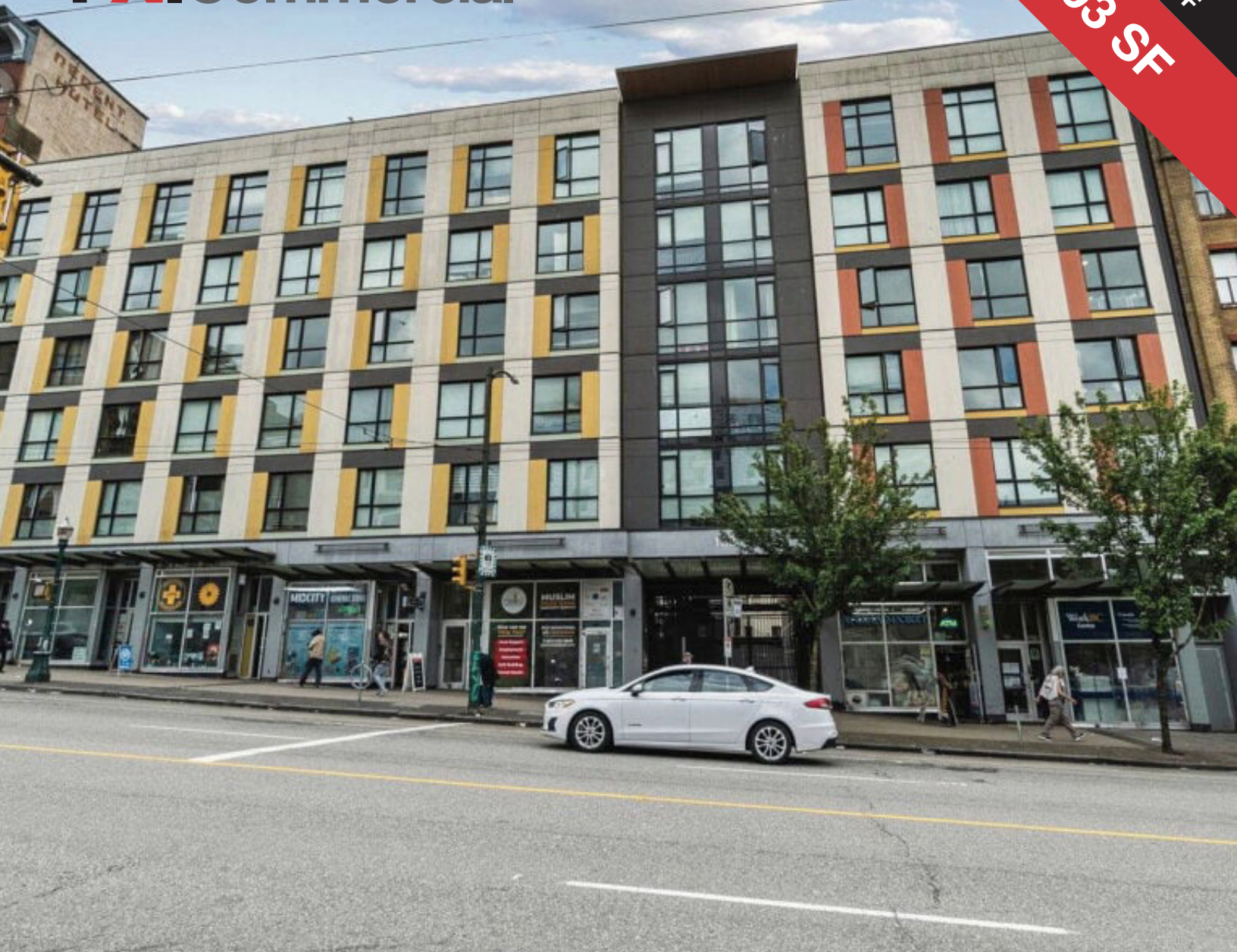




#120 - 138 E Hastings Street | Vancouver, BC

FOR SALE | Main floor office space in a newer six-storey residential building

Opportunity to purchase a new vacant strata office property in Vancouver's Downtown Eastside, centrally situated between Columbia and Main Street on East Hastings St.

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#120 - 138 E Hastings Street Vancouver, BC

Property

The property consists of two main floor strata lots totaling 4,1083 SF, with direct street level access from Hastings Street with windows facing the courtyard. The space is unimproved shell space with a large sky light.

Location

Located in the Downtown Eastside between Columbia Street and Main Street on East Hastings Street. Minutes from the Stadium Chinatown Skytrain Station.

Building

A new six-storey residential building with main floor commercial space built in 2015.



Property Details

Civic Address

138 E Hastings St, Unit #120,
Vancouver, BC, V6A 1N4

Legal Description

Strata Lots 88 & 89, Plan EPS3084,
District Lot 196, 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.

PIDs

029-719-585, 029-719-593

Strata Lot Size

Main - 3,408 SF
Mezzanine - 695 SF
Total - 4,103 SF

Parking

Two stalls

Zoning

DEOD (Downtown-Eastside/
Oppenheimer District)

Assesment (2025)

Land	\$790,000
Building	\$842,000
Total	\$1,632,000

Strata Fees

\$2,743 per month

Property Taxes (2025)

\$18,588

Revised Price

\$998,000 (\$243 per SF)

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CANADA PLACE

ALONG EAST HASTINGS STREET

BMO BANK OF MONTREAL

PHARMASAVE

BC LIQUOR STORE

L'ARTISTA ITALIAN

HIRO SUSHI

CAFFE ARTIGIANO

EXPERT PHYSIO

CHAD THAI

STAN'S PIZZA JOINT

SAFEWAY

STARBUCKS

TD CANADA TRUST

RBC ROYAL BANK

BLISS CAFE

VALLEY BAKERY

CIOFFI'S MEAT MARKET

ANTON'S PASTA BAR

KAZU JAPANESE

**120-138
E HASTINGS ST**

E HASTINGS ST

STADIUM-CHINATOWN STATION



ANDY LIVINGSTONE PARK

ROGERS ARENA

BC PLACE

MAIN ST

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NAI Commercial

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