

**AVISON
YOUNG**

For Sale

**1836 East Hastings Street
Vancouver, BC**



Premier 8-storey mixed-use
development site located in a thriving
commercial and residential corridor

Struan Saddler*, Principal
604 647 5077
struan.saddler@avisonyoung.com
**Struan Saddler Personal Real Estate Corporation*



1836 East Hastings Street

Vancouver, BC

Property details

PID
018-015-735

ZONING
MC-1-Industrial

COMMUNITY PLANS
NCP: Grandview-Woodland
LAP: Grandview-Woodlands
Community Plan - Hastings - Slopes -
Apartment (8-Storeys) with At Grade
Commercial

LOT SIZE
23,524 sf

LOT DIMENSIONS
192 X 122 ft

DENSITY
3.3 FSR (77,629 sf)

ASSESSED VALUE (2024)
Land \$13,575,000
Improvement \$22,300
Total \$13,597,300

PROPERTY TAX (2023)
\$96,129.20

NOI
Please contact listing agent

PRICE
Please contact listing agent

Exceptional development opportunity



Significant redevelopment
The area is experiencing rapid growth and revitalization, with new projects enhancing its appeal and driving increased foot traffic.



Residential appeal
The site's capacity for a 8-storey apartment building with at grade commercial aligns with Vancouver's ongoing need for new housing options, promising strong demand and occupancy rates.



Commercial viability
The mandatory commercial uses on the first floor ensure a steady stream of customers, fostering a robust economic environment for businesses.

Prime assembly opportunity

Unlock the full potential of this development by integrating the adjacent property at 1820 East Hastings Street. This strategic addition would expand the site to a substantial 46,848 sf with a total development density of 154,598 sf. (approximately 384 ft. x 122 ft.), offering even greater possibilities for a larger-scale project.

The current property owners are open to divestment, providing a rare opportunity to maximize the scope and value of your development plans.



This includes the potential to assemble with 1820 East Hastings Street



Hasting Slopes

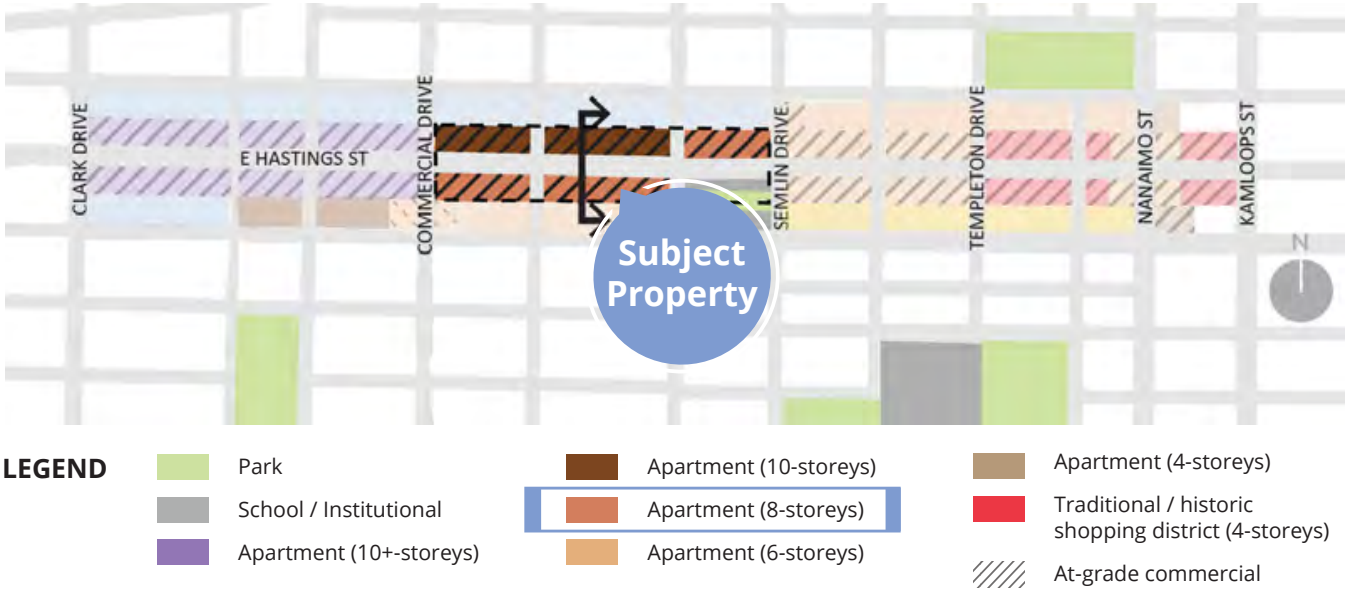
The land rises as one travels eastward along Hastings Street. This area will have mixed-use mid-rise buildings that take advantage of the views, and continues the retail presence along the street. Public realm improvements will support walking along the street.

Policies:

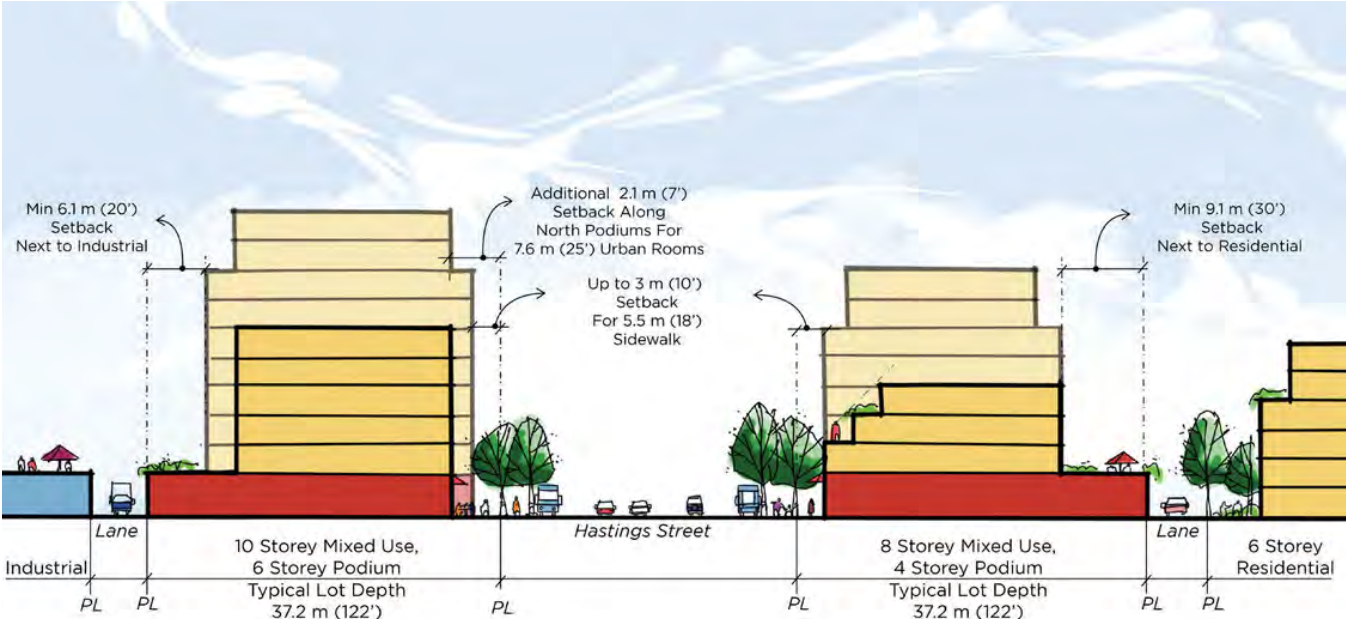
Consider applications for mixed-use development. A mix of commercial uses, which may include retail, service, and community serving uses, is required on the first floor.

Residential uses are permitted on upper floors.

HASTING SLOPES LAND USE



HASTINGS SLOPES TYPICAL SECTION



Source: Grandview-Woodland Community Plan

CURRENT DEVELOPMENTS & APPLICATIONS

- A. 1943 E Hastings St | Developer: Boniface Oleksiuk Politano Architects
Eight-storey mixed-use building with 136 units and commercial at grade, 3.99 FSR (120,861 sf)
- B. 2060 E Hastings St | Developer: Anthem Properties
Four-storey mixed-use building with 111 units and retail at grade, 2.81 FSR (85,166 sf)
- C. 2122 E Hastings St | Developer: Cornerstone Architecture
Five-storey mixed-use building with 33 units and retail at grade, 2.8 FSR (27,576 sf)



RESTAURANTS & SHOPPING

- | | | |
|--------------------------|--------------------------------|---------------------------|
| 1. The Gourmet Warehouse | 5. Pepino's Spaghetti House | 9. Pallet Coffee Roasters |
| 2. Earnest Ice Cream | 6. Bosa Foods | 10. A&W Canada |
| 3. Bomber Brewing | 7. Aleph Eatery | 11. Triple A Market |
| 4. Woodland Park | 8. Parallel 49 Brewing Company | 12. Pandora Park |

WALK/BIKE SCORE



98

WALKER'S PARADISE
Daily errands do not require a car



80

VERY BIKEABLE
Biking is convenient for most trips.



Contact Struan for more information

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#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

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