

SOLD
C8031437
Board: V
Office

317 E HASTINGS STREET
Vancouver East
Strathcona
V6A 1P3

\$2,000,000 (LP) 
\$2,000,000 (SP) 
(LR sq. ft. p/a) 

Developers and investors Alert ! Subject is zoned DEOD. Building is 2028 sf free standing building with 7 offices, Reception area, Waiting area, kitchenette, 3 storage rooms, 3 washrooms. 2 gated parking spaces at the back of the building. Tenanted.



P.I.D.: 015-584-801
Property Type: Office, Retail
Zoning/Land Use: DEOD
Land Sz SF/Acres: 3,050 / 0.00
Brochure:

Prop. Tax/Year: \$11,747.59 / 2020
Width / Depth: 25.00 / 122.00
Transaction Type: For Sale
Sale Type: Asset

Virtual Tour:

Property Details

Seller's Interest: Registered Owner
Interest In Land: Freehold
Environmental Assessment Phase: None
Occupancy: Tenant
Seller's Rights Reserved: Yes
Amenities: Alarm System, Lunchroom, Storage, Washrooms Female/Male

Site Services:

Restrictions:

Office Area Sq Ft: 2,028
Retail Area Sq Ft:
Warehouse Sq Ft:

Mezzanine Area Sq Ft:
Other Area Sq Ft: 1,022

Major Business Type:
Minor Business Type:

Lease Rate (sq.ft.):
Lease Size (sq.ft.):
Leased Rate(sq.ft.):

Lease Op Cost (sq.ft.):
Additional Rent/SF:
Lease Exp. Date:

Lease Type:
Tot. Spce Avail for Lse:
Subj. Unit Cont. Spce:

Lease Sub-lease:
Lease Term,
months:

Legal: LOT 32, BLOCK 56, PLAN VAP196, DISTRICT LOT 196, NEW WESTMINSTER LAND DISTRICT, PID 015584801 PID 015584801

List Firm 1: Pacific Place - Arc Realty Ltd. - OFC: 604-267-1833
List Firm 2:
List Firm 3:
List Sales Rep 1: Peter Wing Cheung - CONTC: 778-229-1970
List Sales Rep 2:
Lister Email: peter@petercanada.ca
Commission: 3.255% ON 1ST \$100K / 1.1625% ON BAL

Appointment Contact: PETER CHEUNG
Appointment Phone: 778-229-1970
Appointment Instructions: Contact Listing REALTOR®

List Sales Rep 3:
Lister Website:

Lease Commission:

Seller Name: **Privacy Protected**
Sell Rep 1: Oliver Omi PREC*
Sell Firm 1: Colliers International
Sell Firm 2: Colliers International

Rep 2: Kelly Heed

Rep 3:

Realtor Seller's Right Reserved. Zoned DEOD, please check with City Hall on possible development details.

Remarks:

Days on Market: 194
List Date: 3/23/2020
Expiry Date: 3/23/2022
Sold Date: 10/3/2020
Sold Price: \$2,000,000
Previous Price: \$0
Original Price: \$2,000,000

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Comm - Detailed Tax Report

Property Information

Prop Address	317 E HASTINGS ST	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	013-MOUNT PLEASANT
Area	VANCOUVER EAST	SubAreaCode	VVEST
PropertyID	015-584-801	BoardCode	V
PostalCode	V6A 1P3		

Property Tax Information

TaxRoll Number	013590192190000	Gross Taxes	\$11,747.50
Tax Year	2020	Tax Amount Updated	06/16/2020

More PIDS

015-584-801

More PIDS2

Owner Name & Mailing Address

Owner1 1		Owner2 1	
Owner1 2		Owner2 2	
Mail Addr1		Mail Addr3	
Mail Addr2		Mail Addr4	
MailPostalCode			

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP196	32	56	196	36				

Legal FullDescription

LOT 32, BLOCK 56, PLAN VAP196, DISTRICT LOT 196, NEW WESTMINSTER LAND DISTRICT, PID 015584801 PID 015584801

Land & Building Information

Width	25	Depth	122
Lot Size	WIDTH * DEPTH	Land Use	
Actual Use	OFFICE BUILDING (PRIMARY USE)	Zoning	DEOD COMPREHENSIVE DEVELOPMENT
BCA Description	OFFICE		
WaterConn			
BCADData Update	01/06/2021		

Actual Totals

Land	Improvement	Actual Total
\$1,220,000.00	\$7,600.00	\$1,227,600.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,220,000.00	\$7,600.00	\$0.00	\$7,600.00	\$1,220,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,220,000.00	\$7,600.00	\$0.00	\$7,600.00	\$1,220,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
1/7/2021	\$2,000,000.00	CA8688402	IMPROVED SINGLE PROPERTY TRANSACTION
12/13/2016	\$0.00	CA5711438	REJECT - NOT SUITABLE FOR SALES ANALYSIS
7/8/2011	\$228,500.00	BB4001366	REJECT - NOT SUITABLE FOR SALES ANALYSIS
6/29/1984	\$270,000.00	M54132L	IMPROVED SINGLE PROPERTY TRANSACTION