



C8033161

ACTIVE

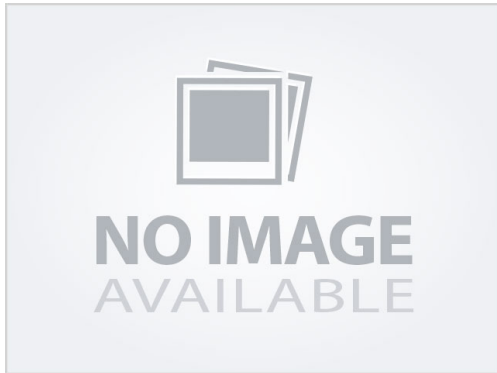
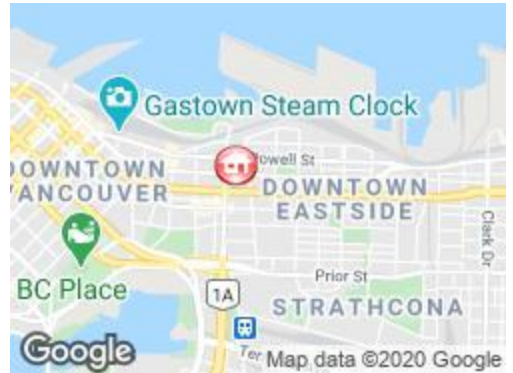
Retail
Commercial

329 E HASTINGS STREET

Vancouver East
Strathcona

\$2,500,000 (LP)

(SP)
(L\$/SF)
(S\$/SF)



Transaction Type For Sale
Lease Type
Minor Business Type
Zoning/Land Use DEOD
Subject Space SqFt 2,471
Subject Space Depth

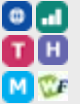


Zone British Columbia
Default Zone
Lease Term (in Months)
Sale Type Asset
Office Area Sq Ft
Mezzanine Area Sq Ft
Retail Area Sq Ft
Other Area Sq Ft
Total space avail for Lse

Zoning/Land Use Code
Sellers Interest Registered Owner
Interest In Land Freehold
Amenities Storefront

Single storey building currently occupied for office and workshop. Possible for site assembly with DEOD zoning. The maximum density for any development is a 1.0 F.S.R. except that the Development Permit Board may permit an increase in the maximum floor space ratio of 5.0. Subject to certain provisions, an increase in the floor space ratio is allowable for retail, service, manufacturing, or wholesale uses. Close proximity is Chinatown, Gastown and Railtown. These neighbourhoods have seen substantial commercial office and residential development in recent years resulting from growth pressures of the Downtown Core. The development of the 18.4 acre Station Street site of the new St. Paul's Hospital on the False Creek will have a significant impact on economic development in the area. Similarly, the current planning of the North East False Creek Area Plan (NEFC) which includes the removal of the Georgia

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Board: V
Retail

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Vancouver East
Strathcona
V6A 1P3

\$2,500,000 (LP) 
(SP) 
(LR sq. ft. p/a) 



Single storey building currently owner occupied for office and workshop. Possible for site assembly with DEOD zoning. The maximum density for any development is a 1.0 F.S.R. except that the Development Permit Board may permit an increase in the maximum floor space ratio of 5.0. Subject to certain provisions, an increase in the floor space ratio is allowable for retail, service, manufacturing, or wholesale uses. Close proximity is Chinatown, Gastown and Railtown. These neighbourhoods have seen substantial commercial office and residential development in recent years resulting from growth pressures of the Downtown Core. The development of the 18.4 acre Station Street site of the new St. Paul's Hospital on the False Creek will have a significant impact on economic development in the area. Similarly, the current planning of the North East False Creek Area Plan (NEFC) which includes the removal of the Georgia Viaduct will bring an unprecedented population growth to the area.

P.I.D.: 013-270-893
Property Type: Retail
Zoning/Land Use: DEOD
Land Sz SF/Acres: 3,050 / 0.07
Brochure:

Prop. Tax/Year: \$11,747.50 / 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: Owner
Seller's Rights Reserved:
Amenities: Storefront

General Building Details

Subj. Space SqFt: 2,471
Width / Depth: /
Year Built:
Complex Name:
of Buildings: # of Storeys:
of Loading Doors: # of Grade Doors:
Parking Spaces: # of Elevators:
Roof: Tar & Gravel
HVAC
Building Type: Freestanding, Street-Level Storefront
Construction: Wood Frame

Site Services:

Restrictions:

Condo Strata Fee:

Office Area Sq Ft:
Retail Area Sq Ft:
Warehouse Sq Ft:

Mezzanine Area Sq Ft:
Other Area Sq Ft:

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 31, BLOCK 56, DISTRICT LOT 196, PLAN 196

List Firm 1: Success Realty & Insurance Ltd - OFC: 604-687-8899
List Firm 2:
List Sales Rep 1: Jordan Eng - CONTC: 604-728-0883
List Sales Rep 2:
Lister Email: jordaneng@telus.net
Commission: 1.3%

Appointment Contact: JORDAN ENG
Appointment Phone: 604-728-0883
Appointment Instructions: Contact Listing REALTOR®

List Sales Rep 3:
Lister Website:

Lease Commission:

Seller Name: KOMAN CONSTRUCTIONS LTD.

Sell Rep 1:
Sell Firm 1:
Sell Firm 2:

Rep 2:

Rep 3:

Realtor Buyer to verify building areas.
Remarks:

Days on Market: 45

List Date: 7/15/2020
Expiry Date: 12/31/2020

Sold Date:
Sold Price:

Previous Price: \$0
Original Price: \$2,500,000

Comm - Detailed Tax Report

Property Information

Prop Address	329 E HASTINGS ST	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	013-MOUNT PLEASANT
Area	VANCOUVER EAST	SubAreaCode	VVEST
PropertyID	013-270-893	BoardCode	V
PostalCode	V6A 1P3		

Property Tax Information

TaxRoll Number	013590192290000	Gross Taxes	\$11,747.50
Tax Year	2020	Tax Amount Updated	06/16/2020

More PIDS

013-270-893

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	31	56	196	36				

Legal FullDescription

LOT 31, BLOCK 56, PLAN VAP196, DISTRICT LOT 196, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width	25	Depth	122
Lot Size	WIDTH * DEPTH	Land Use	
Actual Use	STORE(S) AND SERVICE COMMERCIAL	Zoning	DEOD COMPREHENSIVE DEVELOPMENT
BCA Description	RETAIL STORE		
WaterConn			
BCADData Update	04/09/2020		

Actual Totals

Land	Improvement	Actual Total
\$1,601,000.00	\$5,300.00	\$1,606,300.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,601,000.00	\$5,300.00	\$0.00	\$5,300.00	\$1,601,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,601,000.00	\$5,300.00	\$0.00	\$5,300.00	\$1,601,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
11/2/2005	\$259,500.00	BX580313	IMPROVED SINGLE PROPERTY TRANSACTION
1/8/1992	\$384,000.00	BF6910	IMPROVED SINGLE PROPERTY TRANSACTION
6/12/1991	\$336,000.00	BE96670	IMPROVED SINGLE PROPERTY TRANSACTION