

FOR LEASE

# 879 E HASTINGS STREET

PRIME STRATHCONA SHOWROOM/LIGHT INDUSTRIAL OPPORTUNITY



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# 879 E HASTINGS STREET

## SALIENT FACTS

<b>SIZE:<sup>1</sup></b>	1,784 SF (Approx.)
<b>ZONING:</b>	M-1 Light Industrial
<b>BASIC RENT:<sup>2</sup></b>	\$24.00 PSFPA
<b>ADDITIONAL RENT:</b>	\$12.29 (2024 est.)
<b>GROSS RENT:</b>	\$5,395.11/month + GST
<b>PARKING:</b>	Secured underground parking available at fair market rates
<b>AVAILABILITY:</b>	Immediately

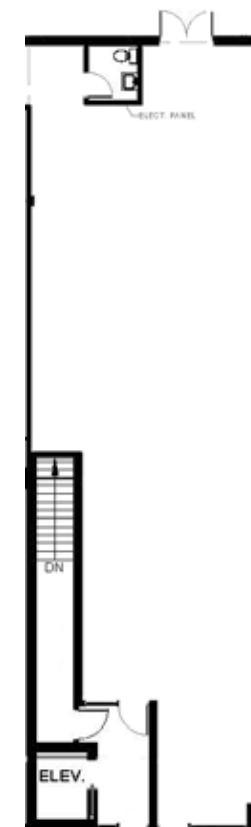
## LOCATION

The subject property is located on the north side of East Hastings Street in the heart of trendy Strathcona, just minutes from downtown Vancouver and adjacent to Raintown, Chinatown and Gastown. The area has recently seen rapid growth in commercial and residential development and features an excellent mix of amenities nearby. The property features notable neighbours including Strathcona Beer Company, Les Amis Du Fromage, The Garden Strathcona Café, Hype Chocolate Co., Wilet, and Prototype Coffee. Just one block to the east, the Strathcona Village development by Wall Financial has added 350 new homes and over 60,000 SF of commercial space to the immediate area. This location is strategically poised for exceptional continued growth and massive transition with a huge influx of new businesses and residents occurring now.

## FEATURES

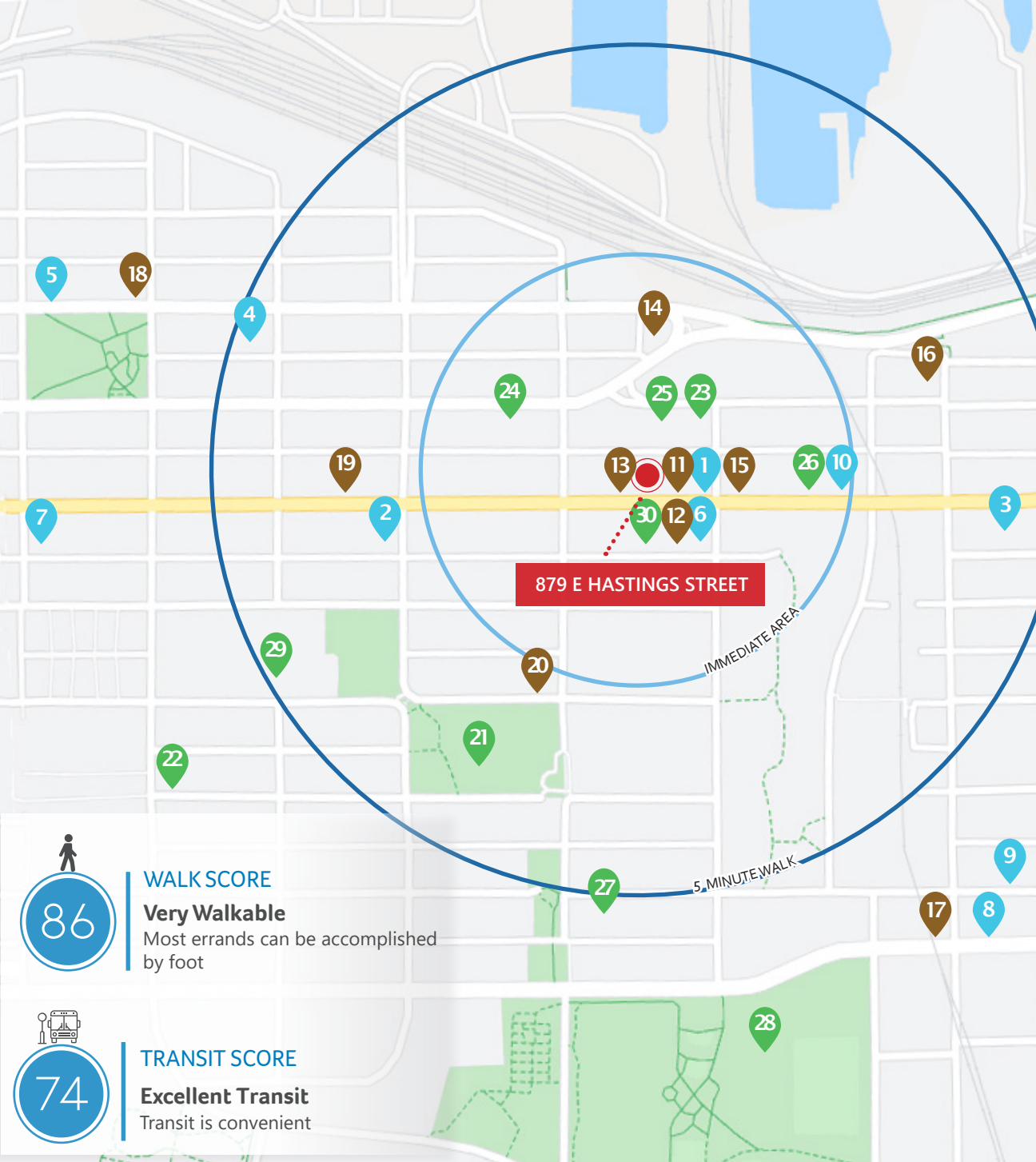
- Newly renovated building located in trendy Strathcona
- Good ceiling heights with wood flooring throughout
- Large windows with excellent signage potential
- Ground-level loading area at rear
- Dedicated in-suite washroom
- Secured underground parking available, plus ample street parking
- Strategically located with excellent transit accessibility
- Ongoing neighbourhood growth from multiple developments in the immediate area

## FLOOR PLAN\*



\*Floor plan may not be 100% accurate and is subject to verification.

<sup>1</sup>All sizes are approximate and subject to verification.  
<sup>2</sup>Gross rent currently equates to this amount plus GST. Lease to be fully triple net.



**DINING + COCKTAILS**

1. Strathcona Beer Company
2. The Heatley
3. Pink Pearl Chinese Seafood Restaurant
4. Dosanko
5. The Mackenzie Room
6. S2 Cafe House
7. Hanoi Pho
8. Luppolo Brewing Co.
9. Savoury Chef Foods
10. VV Tapas Lounge

**COFFEE + CASUAL FARE**

11. Prototype Coffee
12. The Garden Strathcona
13. Hype Chocolate Co
14. Starbucks
15. Liquids + Solids
16. Casa Del Caffe
17. La Casa Gelato
18. The Uncommon Cafe
19. Coastal Eden Cafe
20. Wilder Snail

**AMENITIES + SHOPPING**

21. MacLean Park
22. Finch's Market
23. Lordco Auto Parts
24. MakerLabst
25. Clubcard Printing
26. Moonlight Natural Pet Store
27. Union Market
28. Strathcona Park
29. Strathcona Community Centre
30. Wilet

**WALK SCORE**  
86  
**Very Walkable**  
Most errands can be accomplished by foot

**TRANSIT SCORE**  
74  
**Excellent Transit**  
Transit is convenient



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