

NAI Commercial

3,641 SF



961 East Hastings Street | Vancouver, BC

FOR SALE | Investment Opportunity – Strata Office Space

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961 East Hastings Street

Vancouver, BC

Opportunity

Strategic Investment Opportunity in Vancouver's Strathcona Village - 961 East Hastings Street is a beautifully built-out 3,641 SF office/industrial flex strata unit in one of Vancouver's most dynamic commercial corridors. Long-term and strong tenancy in place. Just minutes from downtown and walkable to countless amenities and transit routes. Soaring ceilings, full kitchenette, wash-rooms with shower, meeting rooms, northern views, HVAC system, northern views, and more. Four parking stalls located in the building's secured parkade.

Location

961 East Hastings Street is located near the border of the Strathcona and Hastings-Sunrise neighbourhoods. This area is known for its mix of light-industrial, residential, and emerging commercial development. The location offers excellent public transit access via the nearby Kootenay Loop and is just minutes from downtown. The neighbourhood features a growing selection of cafés, breweries, and small businesses, and local markets. Nearby amenities include parks like Hastings Park, cultural venues, and access to waterfront views.

Property Details

Legal Description

Strata Lot 10, Plan EPS5053, District Lot 181, 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
PID: 030-453-755

Size

Office Area	3,071 SF
Mezzanine	570 SF
Total	3,641 SF

(as per the BC Assessment)

Year Built

2018

Zoning

CD-1 (561)

Parking

4 stalls

Strata Fees

\$1,254.46/month

Property Taxes

\$26,941.98 (2025)

Net Operating Income

Please contact listing agents

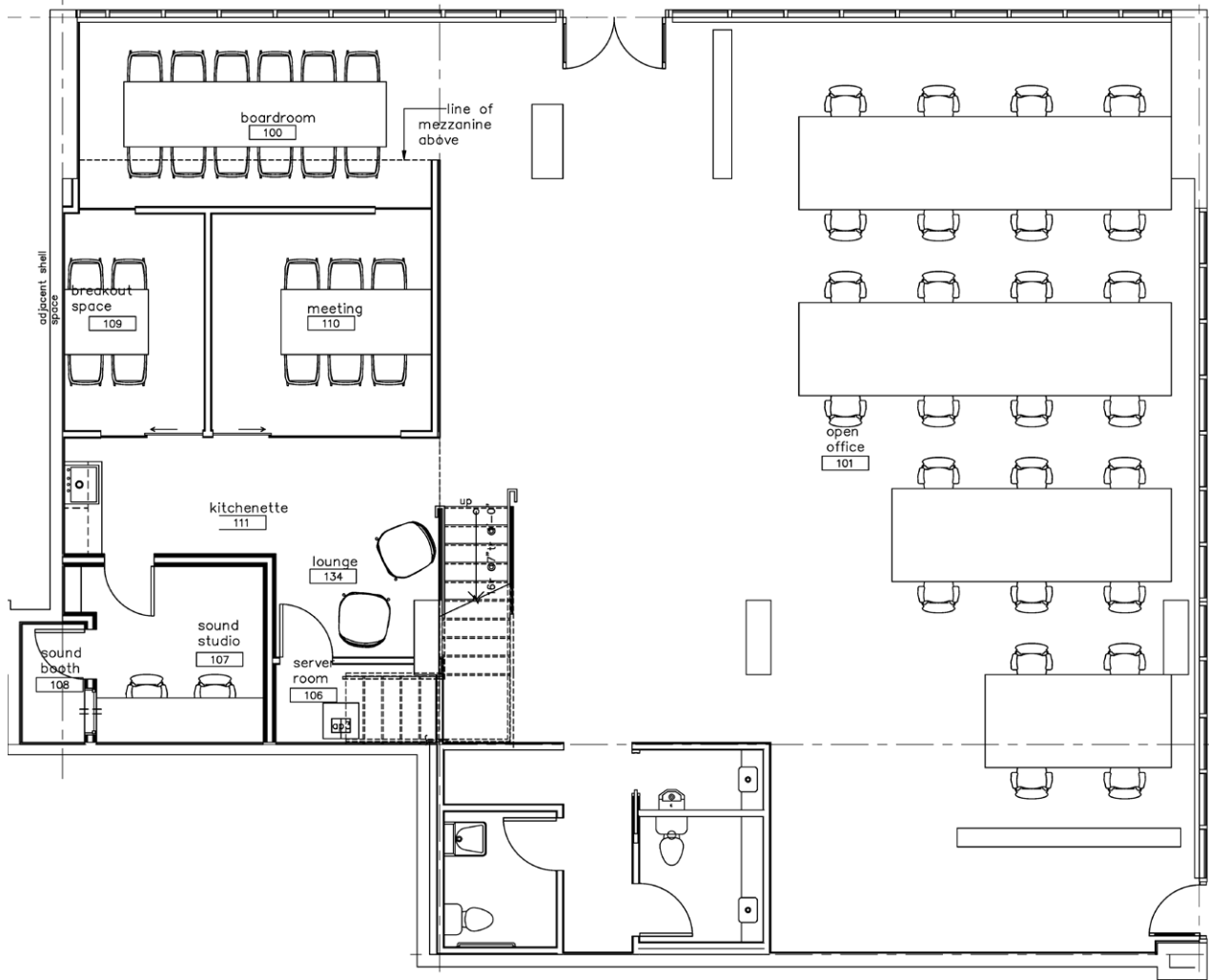
Price

\$2,799,000

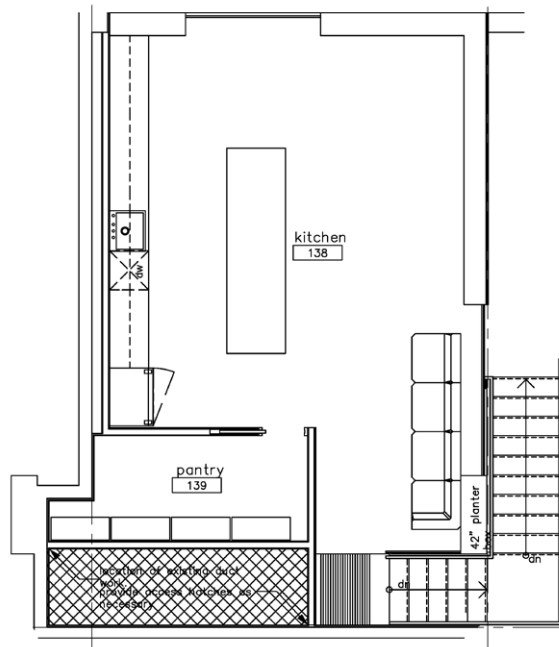


Floor Plan

Ground Level - Office Area



Mezzanine





961
E HASTINGS

E HASTINGS ST

CAMPBELL AVE

GLENDON

STRATHCONA PARK

WITHIN WALKING DISTANCE

- ▶ Strathcona Beer Company
- ▶ Prototype Coffee
- ▶ Starbucks
- ▶ Focacciaza
- ▶ Hype Chocolate
- ▶ The Garden Strathcona
- ▶ Astoria Pub
- ▶ OASES Pharmacy
- ▶ Vancouver Public Library
- ▶ Rumor Cafe
- ▶ Pho Khanh Express
- ▶ Raymur Cafe
- ▶ Liquids + Solids
- ▶ Gio's
- ▶ Coca Leaf Cafe
- ▶ The Heatly

95 WALKER'S PARADISE

72 EXCELLENT TRANSIT

94 BIKER'S PARADISE

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