

COURT-ORDERED SALE

FOR SALE | MIXED-USE INVESTMENT/REDEVELOPMENT OPPORTUNITIES

Portfolio Investment Summary

DOWNTOWN VANCOUVER

GASTOWN

33 W HASTINGS ST

CHINATOWN

351 COLUMBIA ST

74 W HASTINGS ST



New St. Paul's Hospital Development

NEW PRICES!

33 W HASTINGS STREET

The Chelsea Hotel located at 33 West Hastings Street, Vancouver, BC features approximately 25 feet of frontage along West Hastings Street and a depth of approximately 122 feet. The Chelsea Hotel is a 3-storey plus lower-level building which features 31 rooming house units* on the 2nd and 3rd floors, with one commercial premises on the main floor*. Located between Abbott Street and Carrall Street, 33 West Hastings Street offers convenient access to Downtown Vancouver, Gastown, Chinatown, and the upcoming St. Paul's Hospital and Health Campus.

SALIENT FACTS

Civic Address	33 W Hastings Street
Lot Size¹	26ft x 131.64ft (Approx.)
PID	011-698-641
Legal Description	LT B OF LTS 13 to 15, Old Granville Townsite, BLK 3, PL 1193
Zoning	DD (Comprehensive Development)
No. of Stories	Three (3) Plus Basement
Commercial	Ground Floor: 3,900 SF (Approx.)
No. of Residential Units*	31 Designated SRO Units
Actual/Projected Net Income	Please contact agent
Property Tax	\$27,434.60 (2026)
New Asking Price	\$4,198,000.00 \$2,598,000.00

¹All sizes are approximate and subject to verification.

*Subject to the City of Vancouver's Single Room Accommodation (SRA) bylaw. Approved occupancy with the City of Vancouver is Single Room Accommodations for 33 W Hastings Street and Restaurant for #1 - 33 W Hastings Street. Purchaser is responsible for obtaining all necessary municipal approvals and licenses for their occupancy.



74 W HASTINGS STREET

The Grand Union Hotel located at 74 W Hastings Street sits prominently near the South East corner of W Hastings Street and Abbott Street. The site features approximately 40 feet of frontage along West Hastings Street and approximately 120 feet of depth. The Grand Union Hotel is a 3-storey plus lower-level mixed-use building with commercial on the main floor and residential up above. The main floor commercial premises* is occupied by the Grand Union Pub, which features a 240-seat liquor primary license and the upper two floors are comprised of Thirty-Five (35) rooming house units*.

Located between Abbott Street and Carrall Street, 74 West Hastings Street offers convenient access to Downtown Vancouver, Gastown, Chinatown, and the upcoming St. Paul's Hospital and Health Campus. The area's current official development plan allows for opportunities to increase density under specific conditions, presenting significant potential for future development and growth*.

SALIENT FACTS

Civic Address	74 W Hastings Street
Lot Size ¹	4,920 SF (Approx.)
PID	015-499-855, 015-499-871
Legal Description	LT 3 & 4, Except the West 10 Feet, BLK 29, DL 541, PL 210
Zoning	DD (Comprehensive Development)
No. of Stories	Three (3) Plus Basement
Commercial	The main floor and lower level are occupied by an existing liquor primary establishment. A 240 seat liquor primary license will be included as part of the sale.
No. of Residential Units*	35 Designated SRO Units
Actual/Projected Net Income	Please contact agent
Property Tax	\$35,094.80 (2026)
New Asking Price	\$6,898,000.00 \$4,375,000.00

¹All sizes are approximate and subject to verification.
*Subject to the City of Vancouver's Single Room Accommodation (SRA) bylaw. Approved occupancy with the City of Vancouver is Single Room Accommodations for 74 W Hastings Street and Neighbourhood Public House with Ancillary Retail Limited Food for 78 W Hastings Street. Purchaser is responsible for obtaining all necessary municipal approvals and licenses for their occupancy.



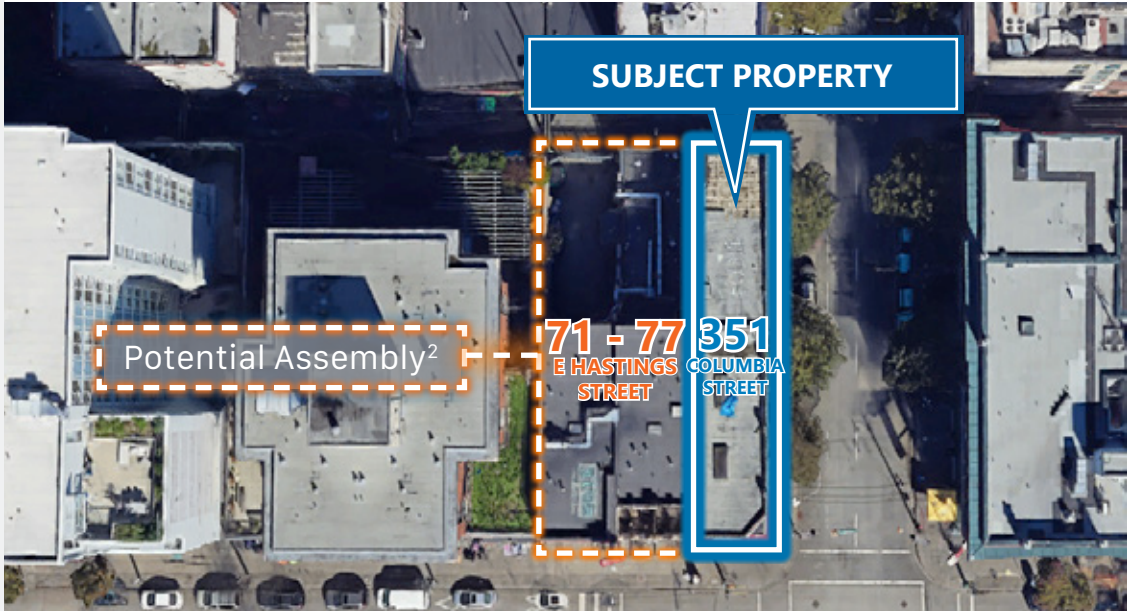
351 COLUMBIA STREET

The Persepolis Hotel located at 351 Columbia Street, Vancouver, BC sits prominently on the northwest corner of East Hastings Street and Columbia Street. The site features approximately 25 feet of frontage along East Hastings Street and approximately 122 feet of frontage along Columbia Street. The Persepolis Hotel is a 3-storey plus lower-level building, which features 27 rooming house units¹ on the 2nd and 3rd floors and 3 commercial units¹ on the main floor. The property offers convenient access to Vancouver’s downtown core, Gastown, Chinatown, and the upcoming St. Paul’s Hospital and Health Campus. With a potential for assembly, this opportunity is ideal for investors and developers seeking to capitalize on a strategically located asset.

SALIENT FACTS

Civic Address	351 Columbia Street
Lot Size ³	3,050 SF (Approx.)
PID	005-320-861
Legal Description	LT 18, BLK 8, DL 196, PL 184
Zoning	DEOD (Comprehensive Development)
No. of Stories	Three (3) Plus Basement
No. of Residential Units ¹	27 Designated SRO Units
Actual/Projected Net Income	Please contact agent
Property Tax	\$17,437.20 (2026)
New Asking Price	\$3,498,000.00 \$2,998,000.00

¹Subject to the City of Vancouver’s Single Room Accommodation (SRA) bylaw. Approved occupancy with the City of Vancouver is Single Room Accommodations for #201-219 (19 sleeping units) & #301-308 (8 sleepings units), Cannabis Retail Store for 369 Columbia Street, Retail for 371 Columbia Street, Retail & Limited Food for 375 Columbia Street & 99 E Hastings Street. Purchaser is responsible for obtaining all necessary municipal approvals and licenses for their occupancy.
²Potential assembly for additional expansion lot at 71 - 77 E Hastings Street is subject to confirmation.
³All sizes are approximate and subject to verification.



COMPLETED & PROPOSED PROJECTS

IN THE IMMEDIATE AREA



BLOOD ALLEY BY WESTBANK

Completed 10-storey mixed-use property with retail spaces at grade, a proposed futuristic restaurant and lounge space, and a 598 live music hall jointly operated by Live Nation Canada & Siegel.

- Lot Size: 115,000 SF (Approx.)
- Residential Units: 142 (Approx.)



THE COHEN BLOCK

Proposed historic joint venture between Bosa Properties and Army & Navy properties.

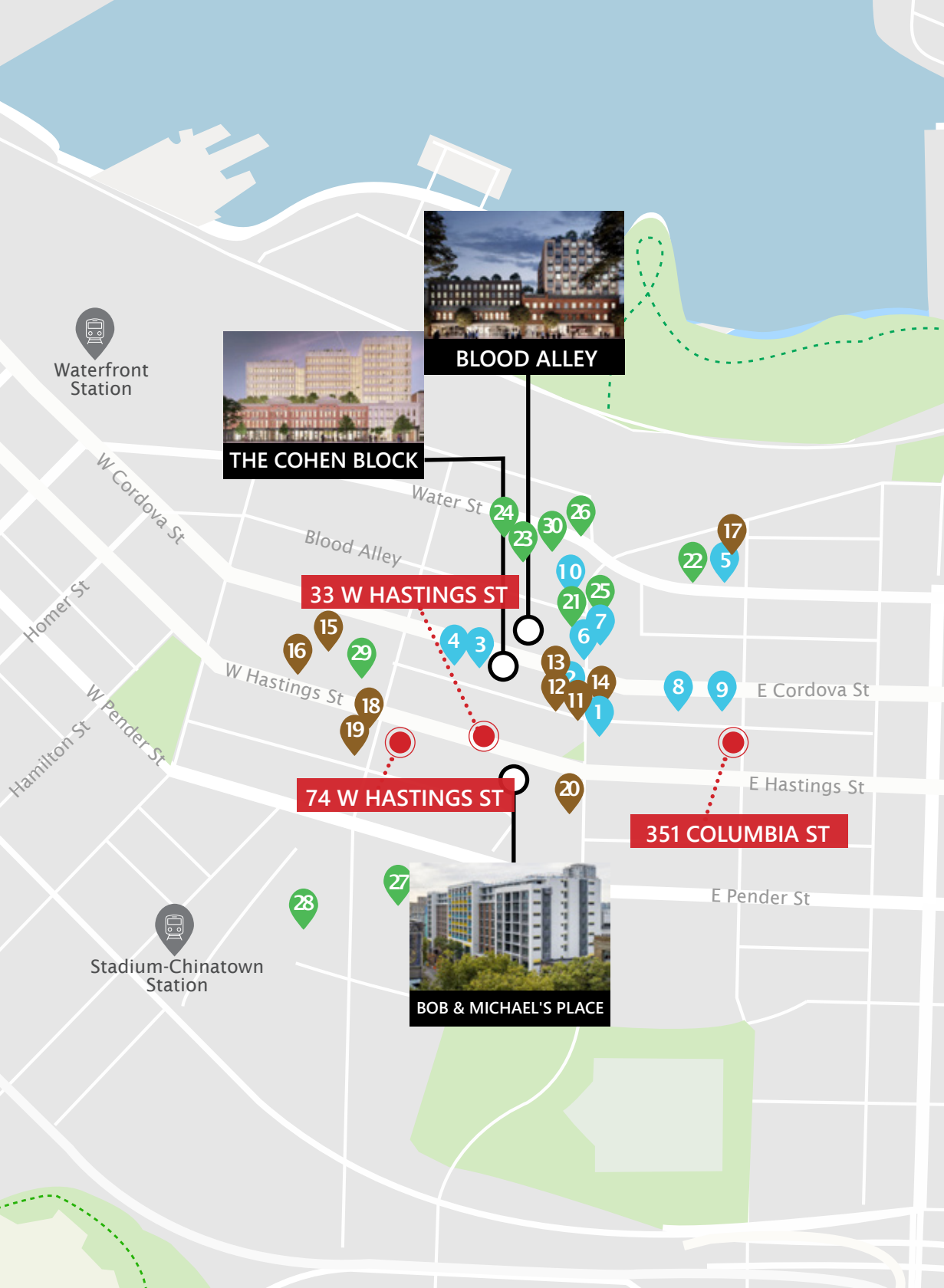
- Proposed Building Height: 149ft to 169.5ft (Approx.)
- Proposed Number of Rental Units: 189 (Approx.)
- Proposed sq. ft. of Commercial Space: 240,000 SF+ (Approx.)



BOB & MICHAEL'S PLACE

Completed 10-storey mixed-use property featuring 50,000 sq. ft. of integrated health centre and 5,500 sq. ft. of at grade commercial retail space.

- Project Size: 225,000 SF (Approx.)
- Number of Units: 231
- Achieved Density: 6.6 FSR (Approx.)



DINING + COCKTAILS

1. PiDiGiN
2. Di Beppe
3. GRETA Bar
4. Sooda Korean BBQ
5. Amber
6. Kozak
7. Blarney Stone
8. Gastronomy
9. Tekkaba
10. L'Abattoir

COFFEE + CASUAL FARE

11. East Van Roasters
12. Nelson the Seagull Cafe
13. Di Beppe Caffè
14. Belle O'Bella
15. Meat & Bread
16. Kafka's Coffee
17. Celeste
18. Prado Cafe
19. Boba Run
20. Aiyahno Cafe

AMENITIES + SHOPPING

21. Le Labo
22. Stussy
23. COS
24. Shop Makers
25. From Another
26. Kotn
27. International Village Mall
28. T&T Supermarket
29. Woodward's
30. RODEN GRAY



Rendering of St. Paul's Hospital



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