

THE ARGYLL

106
West
Hastings
Street

FOR SALE

A Rare Opportunity
in a Coveted Location

AVISON
YOUNG

The Neighbourhood

Positioned on the eastern edge of downtown, The Argyll at 106 West Hastings sits where Gastown's brick-and-beam character meets a growing creative corridor. Just steps from the downtown core, minutes from Chinatown, and a short walk to Gastown's cafés and boutiques, The Argyll is situated within a district emerging as a focal point for reinvestment, mixed-use development, and forward-looking urban renewal.

99

WALKER'S
PARADISE

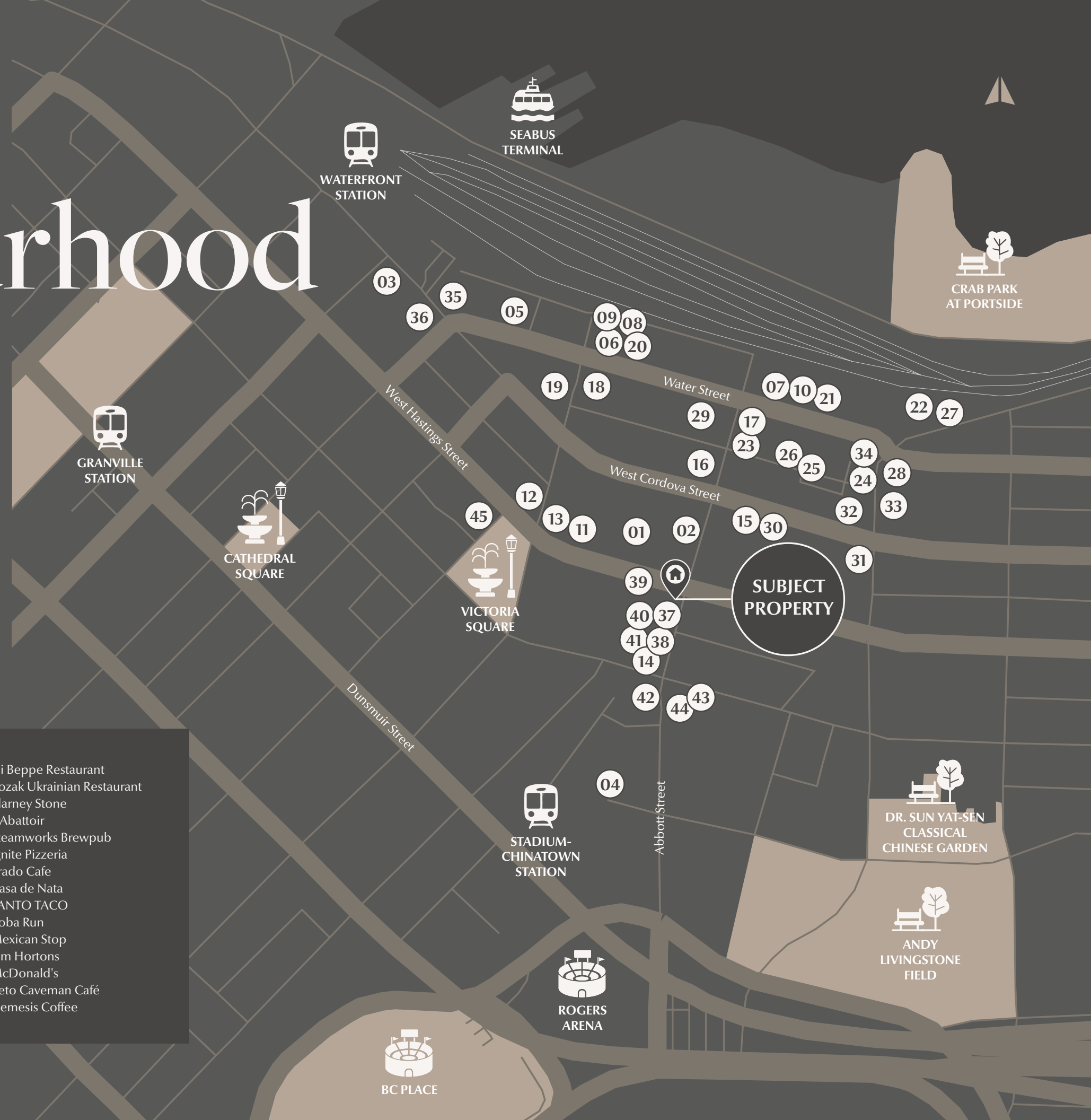
100

RIDER'S
PARADISE

82

VERY
BIKEABLE

- | | | |
|------------------------------|---------------------------------|-------------------------------|
| 01 London Drugs | 16 La Casita - Gastown | 31 Di Beppe Restaurant |
| 02 Nesters Market | 17 The Lamplighter Public House | 32 Kozak Ukrainian Restaurant |
| 03 BCLIQUOR | 18 Pourhouse Restaurant | 33 Blamey Stone |
| 04 T&T Supermarket | 19 Water St. Café | 34 L'Abattoir |
| 05 Herschel Supply | 20 Café Kitsuné Vancouver | 35 Steamworks Brewpub |
| 06 Maison Kitsuné | 21 The Old Spaghetti Factory | 36 Ignite Pizzeria |
| 07 Gravitypopé | 22 LOCAL Public Eatery | 37 Prado Cafe |
| 08 OAK + FORT | 23 Clough Club | 38 Casa de Nata |
| 09 Kit and Ace | 24 The Greek Gastown | 39 SANTO TACO |
| 10 John Fluevog Shoes | 25 Gringo Gastown | 40 Boba Run |
| 11 Purebread Bakery + Coffee | 26 Is That French | 41 Mexican Stop |
| 12 Nuba in Gastown | 27 Soft Peaks Ice Cream | 42 Tim Hortons |
| 13 Meat & Bread | 28 Robba da Matti | 43 McDonald's |
| 14 The Pint Public House | 29 Straight Brooklyn Pizza | 44 Keto Caveman Café |
| 15 Sooda Korean BBQ | 30 Greta Bar YVR | 45 Nemesis Coffee |



The basement level, which once housed a restaurant, presents an additional opportunity. Currently used for storage, this space could be revitalized for a future food and beverage concept, creative workspace or amenity area.



The Building

The Argyll at 106 West Hastings Street reflects the enduring character of Vancouver's urban fabric, with a brick and stone façade that has weathered decades of change while remaining a defining feature of the streetscape. At street level, its retail frontage opens onto a corridor of constant activity, with wide glass storefronts and strong signage zones offering visibility and flexibility for a range of retailers or service operators. Above, two levels of single-room occupancy housing maintain the building's connection to its residential roots, reflecting the longstanding blend of living and working that has shaped the downtown core.

Building Highlights

Fully modernized in 2014



New roof, restored façade, and upgraded base building systems



Enhanced commercial power (up to 200-amp, 3-phase)



Updated storefronts and common areas



Residential suites with restored hardwood floors and 10' ceilings



The Opportunity

A character building bridging Gastown's heritage and the city's next wave of renewal, 106 West Hastings sits at the crossroads of old and new Vancouver – where the energy of Gastown blends seamlessly with the momentum of the downtown core.

Opportunity Highlights



Value-add potential in the basement level, featuring high ceilings and suitable for food and beverage, creative workspace, or amenity uses.



Stable income in place with the ability to enhance returns through repositioning.



Strong street presence with wide retail frontage and adaptable ground-floor configuration.



Strategic location within a rapidly evolving corridor influenced by Gastown's continued expansion.



Surrounded by a growing cluster of creative, cultural, and service-oriented businesses.



Property Details

PROPERTY ADDRESS

106 West Hastings, Vancouver, BC

PID

003-413-209

003-414-825

LEGAL DESCRIPTION

0 LOT 21, BLOCK 28, PLAN VAP210,
DISTRICT LOT 541, NEW WESTMINSTER
LAND DISTRICT
LOT 20, BLOCK 28, PLAN VAP210,
DISTRICT LOT 541, NEW WESTMINSTER
LAND DISTRICT, E 24.5 FT

LOT SIZE

51 X 120 = 6,120 sf

BUILDING AREA

Basement	5,782 sf
Main Floor	6,353 sf
2nd Floor	5,718 sf
3rd Floor	5,718 sf
Total	23,753 sf

ZONING

DD Downtown District*

PROPERTY TAX (2025)

\$60,167.87

ASSESSED VALUE (2026)

\$9,485,000

PRICING GUIDANCE

Contact listing agents

THE ARGYLL

Contact for more information

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