

**FOR SALE**

# 2104-2126 EAST HASTINGS STREET

- > Prime off "The Drive" corner site
- > Unobstructed views of the North Shore
- > 29,700 buildable SF
- > No rezoning required – straight to DP
- > Maximum height of 6 storeys and 3.0 FSR
- > \$130,000 in gross income
- > 10,900 SF current building size



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**OFF "THE DRIVE" CORNER SITE WITH  
HOLDING INCOME**



## SALIENT FACTS

Civic Address 2104 & 2126 Hastings Street E, Vancouver

Legal Address Lot B & C, Block 45, Plan Vap2660, District Lot 184, New Westminster Land District, Exc Pt In Pl 4162, S 10 Ft Now Lane, & Pt In Exp 13551  
PID: 013-546-058, 013-546-031 & 013-546-228

Site Area	2104 E Hastings	6,600 SF
	2126 E Hastings	3,300 SF
	Total	9,900 SF

**2 mixed use apartment and retail buildings:**

Improvements (Approximate)	2104 E Hastings	6,600 SF
	2126 E Hastings	4,300 SF
	Total	10,900 SF

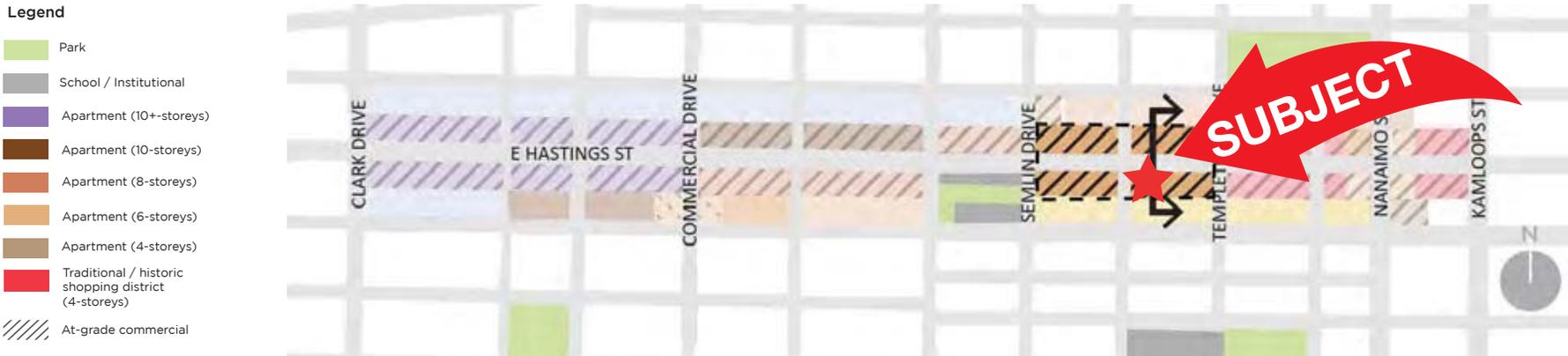
Current Zoning C-2C1 - Commercial (3.0 FSR)

Official Community Plan Grandview Woodlands

Buildable SF 29,700 SF

Property Tax (2020)	2104 E Hastings	\$20,198.10
	2126 E Hastings	\$9,648.88
	Total	\$29,846.98

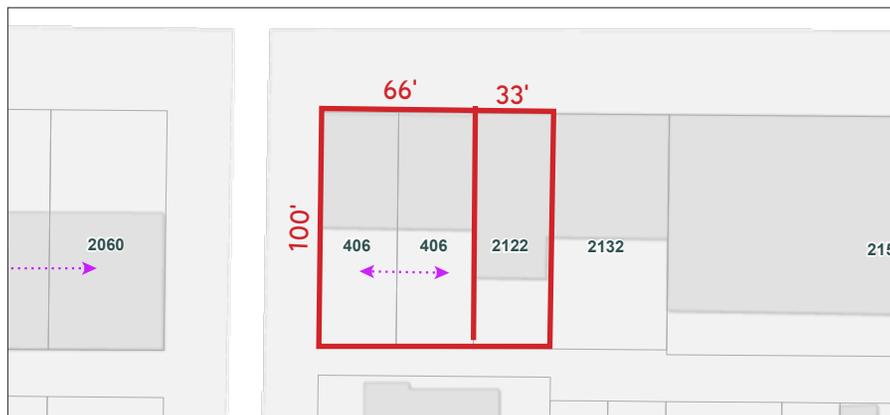
## GRANDVIEW WOODLAND COMMUNITY PLAN |



## NEIGHBOURHOOD |

The subject property is strategically located on the southeast corner of Lakewood and Hastings in Vancouver’s “East Village” neighbourhood only 4 blocks off Commercial Drive. Within a 1 block radius there has been significant investments made by Mosaic (under construction), Oxford by Airey Group (2016), Manulife Financial and Anthem Properties.

The East Village is one of Vancouver’s oldest neighbourhoods and is experiencing a rejuvenation due to its close proximity to the Downtown Core as well as its unobstructed views of the North Shore mountains.



## CURRENT ZONING & LAND USE DESIGNATION |

The zoning for both properties is C-2C1 which allows for a maximum floor space ratio (FSR) of 3.0 times the site area. From a development perspective, the maximum buildable square feet for both properties combined is 29,700. There are two options for redevelopment; a) straight to DP under the current C-2C1 zoning with a maximum of 3.0 FSR and 4 storey or b) rezoning under the OCP with a maximum of 3.0 FSR and 6 storeys.

## HERITAGE REVITALIZATION AGREEMENT (HRA) |

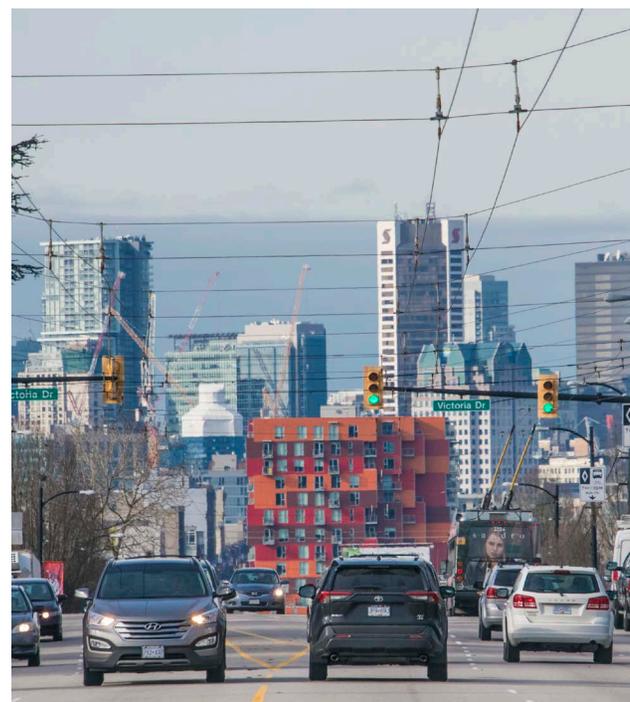
There are precedents within the City of Vancouver for “C” zoned sites receiving relaxations and incentives to develop under an HRA. Given the heritage merit of the subject property, this may be a possibility.

*\*Note the subject property is not on the City’s Heritage Registry.*



2126 East Hastings

2104 East Hastings





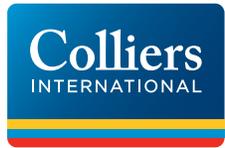
Anthem Properties

Mosaic Homes  
(under construction)

Oxford  
by Airey Group

The View  
67 Units

Manulife Rental  
Building



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