

**ACTIVE**  
**C8015135**  
**Board: V**  
Multi-Family Commercial

**3618 E HASTINGS STREET**  
Vancouver East  
Renfrew VE  
V5K 2A9

**\$5,888,000** (LP)   
(SP)  
(LR sq. ft. p/a)



Well maintained mixed use commercial/residential concrete block building in popular Hastings Corridor. The property includes 8-2 bdrm units & 1 commercial unit which are all fully leased. The building has been extensively updated over the last 7 years. Other is underground parking. All measurements approx.

**P.I.D.:** 006-728-286  
**Property Type:** Multi-Family Commercial  
**Zoning/Land Use:** C-2C  
**Land Sz SF/Acres:** 0 / 0.00  
**Prop. Tax/Year:** \$38,312.00 / 2017  
**Width / Depth:** 65.38 / 101.93  
**Transaction Type:** For Sale  
**Sale Type:** Asset  
**Brochure:**

**Virtual Tour:**

**Property Details**

**Seller's Interest:** Registered Owner  
**Interest In Land:** Freehold  
**Environmental Assessment Phase:** Phase/Stage 1  
**Occupancy:** Tenant  
**Seller's Rights Reserved:** No  
**Amenities:**

**Site Services:**

**Restrictions:**

**General Building Details**

**Subj. Space SqFt:** 10,500  
**Width / Depth:** /  
**Year Built:** 1980  
**Complex Name:**  
**# of Buildings:** **# of Storeys:**  
**# of Loading Doors:** **# of Grade Doors:**  
**Parking Spaces:** 18 **# of Elevators:**  
**Roof:** Torch On  
**HVAC:** Baseboard, Electric, Forced Air  
**Building Type:** Mixed Use  
**Construction Type:** Concrete Block

**Office Area Sq Ft:**  
**Retail Area Sq Ft:**  
**Warehouse Sq Ft:**  
**Mezzanine Area Sq Ft:**  
**Other Area Sq Ft:** 4,500

**Major Business Type:**  
**Minor Business Type:**

**Lease Rate (sq.ft.):**  
**Lease Size (sq.ft.):**  
**Lease Type:**  
**Lease Op Cost (sq.ft.):**  
**Additional Rent/SF:**  
**Lease Exp. Date:**  
**Lease Sub-lease:**  
**Tot. Spce Avail for Lse:**  
**Subj. Unit Cont. Spce:**  
**Lease Term, months:**

**Legal:** LT 4&5 DL THSL NWM LD OF LT 63 PL VAP 7974

**List Firm 1:** Sutton Centre Realty - OFC: 604-435-9477  
**List Firm 2:**  
**List Sales Rep 1:** Joe Sacco PREC\* - CONTC: 778-889-2424  
**List Sales Rep 2:**  
**List Email:** jsacco@sutton.com  
**Commission:** 1.5%

**Appointment Contact:** JOE  
**Appointment Phone:** 778-889-2424  
**Appointment Instructions:** Contact Listing REALTOR®

**List Sales Rep 3:**  
**List Website:**

**Lease Commission:**

**Seller Name:** 0864597 BC LTD

**Sell Rep 1:**  
**Sell Firm 1:**  
**Rep 2:**  
**Firm 2:**  
**Rep 3:**

**Realtor Remarks:** All residential rents are under market. Call Joe for more info at 778-889-2424.

**Days on Market:** 50  
**List Date:** 10/9/2017  
**Expiry Date:** 2/28/2018  
**Sold Date:**  
**Sold Price:**  
**Previous Price:** \$0  
**Original Price:** \$5,888,000