



FOR SALE

55 WEST HASTINGS STREET

Vancouver, BC

Victory Square Investment/Development Opportunity

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ENGEL & VÖLKERS

**AVISON
YOUNG**

55 West Hastings

Vancouver, BC

PROPERTY SUMMARY

ADDRESS

55 West Hastings Street, Vancouver, BC

PROPERTY IDENTIFIER

015-713-121

LEGAL DESCRIPTION

Lot 10, Except Part In Reference Plan 355, Block 3
Old Granville Townsite Plan 168

SITE AREA

4,329.62 sf

SITE DIMENSIONS

32.83 ft x 131.88 ft

ZONING

DD Comprehensive Development

BUILDING AREA

4,138 sf (est.)

YEAR BUILT

1904

HERITAGE DESIGNATION

None

PROPERTY TAXES

\$29,120.20 (2020)

FINANCING

Treat as clear title

SALE PRICE

Contact Agents



OPPORTUNITY

Avison Young and Engel & Völkers Vancouver are proud to offer the opportunity to acquire a 100% freehold interest in 55 West Hastings Street, Vancouver BC.

LOCATION

The property is located mid-block on the north side of West Hastings Street between Abbott Street to the west and Carrall Street to the east. This downtown location offers great exposure, nearby amenities, and accessibility via all forms of public transportation including SkyTrain.



WALKER'S PARADISE: 97

Daily errands do not require a car



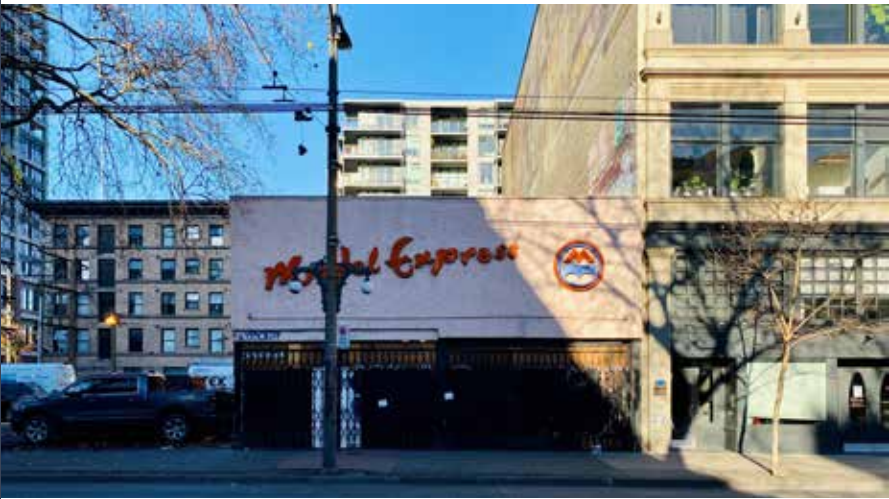
RIDER'S PARADISE: 100

World-class public transportation



BIKER'S PARADISE: 99

Daily errands can be accomplished on bike



DEVELOPMENT POTENTIAL

The property is located within the Victory Square area of the Downtown Eastside Plan. Built Form Policies include:

BUILDING HEIGHT



Maximum height in the Victory Square area is **approximately 100 feet**



Support higher retail ceiling heights that are more compatible with the heritage character of the area



Allow **additional height up to 105 feet** for a minimum of 2/3 social housing or 100 percent secured market rental housing



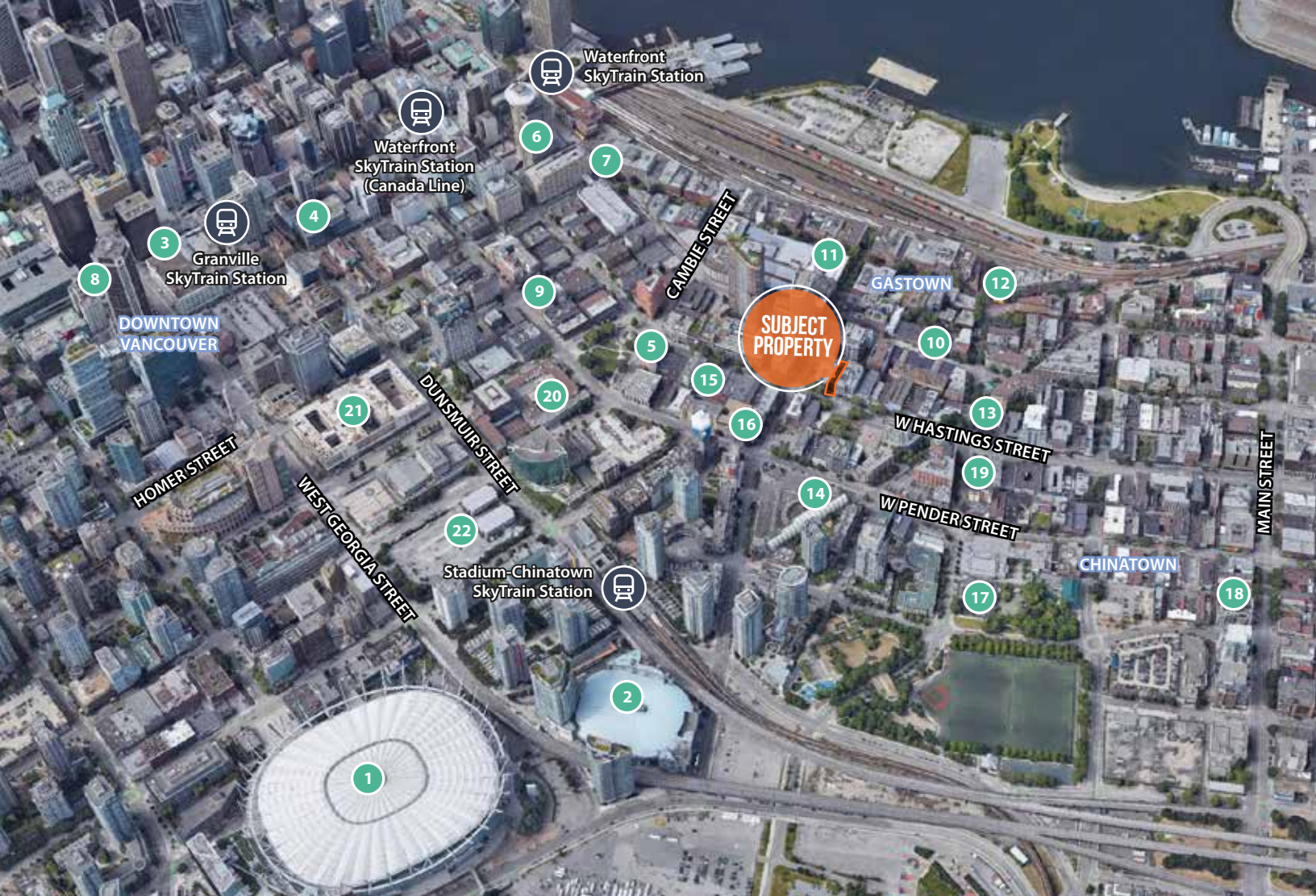
Allow up to **105 feet for market projects** for public benefits including social housing, secured market rental housing, and/or heritage building rehabilitation

DENSITY

- » Maintain current maximum density of 5.0 FSR (3.0 FSR maximum for residential)
- » Additional bonus density up to 6.0 FSR total possible based on site context and urban design performance (2/3 social housing or 100 per cent secured market rental)
- » Through rezoning, consider additional density for public benefits including social housing, secured market rental housing, and/or heritage building rehabilitation
- » Support relaxation of the maximum residential density of 3.0 FSR for projects that include a minimum of two-thirds social housing or 100 per cent secured market rental



Renderings Source: Gair Williamson Architects



POINTS OF INTEREST

- | | | |
|--------------------------|----------------------------|--|
| 1. BC Place | 9. Finch's | 17. Dr. Sun Yat-Sen Classical Chinese Garden |
| 2. Roger's Arena | 10. Tacofino Taco Bar | 18. Virtuous Pie |
| 3. Pacific Centre | 11. The Flying Pig Gastown | 19. Calabash Bistro |
| 4. BCIT Downtown Campus | 12. Local | 20. Vancouver Community College |
| 5. Vancouver Film School | 13. PiDiGiN Restaurant | 21. Amazon Campus |
| 6. Harbour Centre | 14. International Village | 22. New Vancouver Art Gallery |
| 7. Steamworks | 15. All City Athletics | |
| 8. London Drugs | 16. The Pint Public House | |

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