

FOR SALE

UNIT 16

941 EAST HASTINGS STREET

VANCOUVER, BC



NEW HIGH QUALITY FOOD MANUFACTURING SPACE



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OPPORTUNITY

Cushman & Wakefield ULC is pleased to present the opportunity to purchase a high quality food manufacturing strata unit located within The WorkSpaces at Strathcona Village, a brand new mixed-use development in the Strathcona neighbourhood. Developed by The Wall Group of Companies, the building was completed in 2018 and constructed to meet LEED standards. The subject premises is improved with numerous high quality food manufacturing improvements. The location provides fantastic accessibility to downtown Vancouver and benefits from close proximity to public transit and numerous amenities.

SALIENT DETAILS

AVAILABLE UNIT	Strata Lot 4		
CIVIC ADDRESS	#16 - 941 East Hastings Street Vancouver, BC		
PID	030-453-691		
AVAILABLE AREA	Ground Floor:	2,208 sf	
	Mezzanine:	900 sf	
	Total:	3,108 sf	
ZONING	CD-1		
PROPERTY TAXES	\$9,458.24 (2020)		
PRICE	\$2,100,000		

FEATURES

- 22' ceiling height
- 3 secured underground parking stalls
- Shared grade level loading area (covered)
- End-of-trip facilities including washrooms and showers
- Bike storage with lockers
- HVAC throughout the premises
- Concrete mezzanine with private office

FOOD GRADE PRODUCTION IMPROVEMENTS INCLUDED

- Cooler 300 sf
- Numerous sinks
- Freezer 90 sf
- Stainless steel wash cladding
- Dishwasher
- Grease trap
- Washable ceiling tiles throughout main level
- High end polyurethane flooring system
- Floor drains



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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