

**365 WEST HASTINGS**  
VANCOUVER






**FOR SALE**

**INVESTMENT PROPERTY WITH  
DEVELOPMENT POTENTIAL**



WALKER'S & RIDER'S  
PARADISE



-  WATERFRONT
-  SEABUS
-  WEST COAST EXPRESS

SUBJECT

HOMER ST

W HASTINGS ST

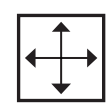
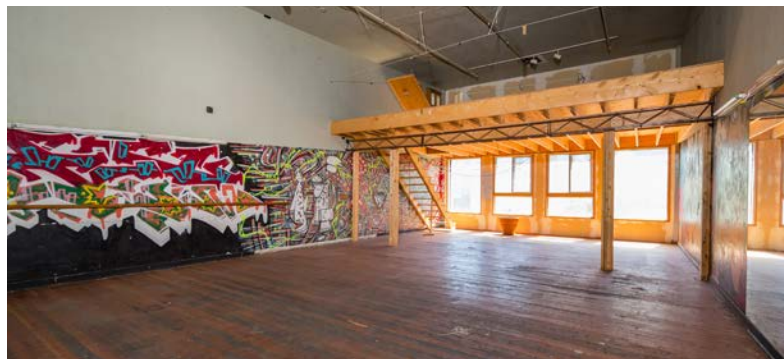
**AMENITIES WITHIN WALKING DISTANCE**

- Harbour Centre and Food Court
- LOT185 Café + Wine Bar
- Bella Gelateria
- Nightingale
- Chewies Steam & Oyster Bar
- Fairmont Pacific Rim and Botanist
- Lions Pub and Freshii
- Miku Vancouver
- Mink Chocolates Cafe
- HSBC Bank
- JOEY Bentall One
- Cactus Club Bentall 5
- CIBC
- Scotiabank
- BC Liquor Stores
- A&W and Chronic Tacos
- Rogue Kitchen & Wetbar

## The Opportunity

Located in the heart of Downtown Vancouver is this exceptional opportunity to own a piece of Vancouver's heritage. First constructed in 1949, the building still maintains its unique charm with its original brick and beam structure. The property is conveniently situated in between the downtown financial district and historic Gastown. Multiple public transportation nodes including the West Coast Express, SkyTrain, and SeaBus are all within walking distance.

This 3-storey, 5-level building presents a unique opportunity for both commercial and retail uses. The building could also act as a holding property with the intention to acquire the neighbouring buildings on either side for redevelopment potential.



**3,000 SF (25' x 120')**  
Lot Size



**5.0 FAR**  
Potential Floor Area Ratio (FAR)



**15,000 BSF**  
Potential Buildable SF



Main Level	2,413 SF
Loft	381 SF
Upper Level	2,608 SF
Top Level	2,608 SF
Lower Level	2,701 SF
Basement	2,610 SF
<b>13,321 SF</b>	<b>Total Floor Area</b>



**015-510-476**  
PID



**\$47,520.70**  
Property Taxes (2021)



**Contact agents**  
Price



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