

**2136 E. HASTINGS STREET, VANCOUVER**  
**WELL ESTABLISHED AND SUCCESSFUL FITNESS STUDIO**

**FOR  
SALE**



**WILLIAM | WRIGHT**

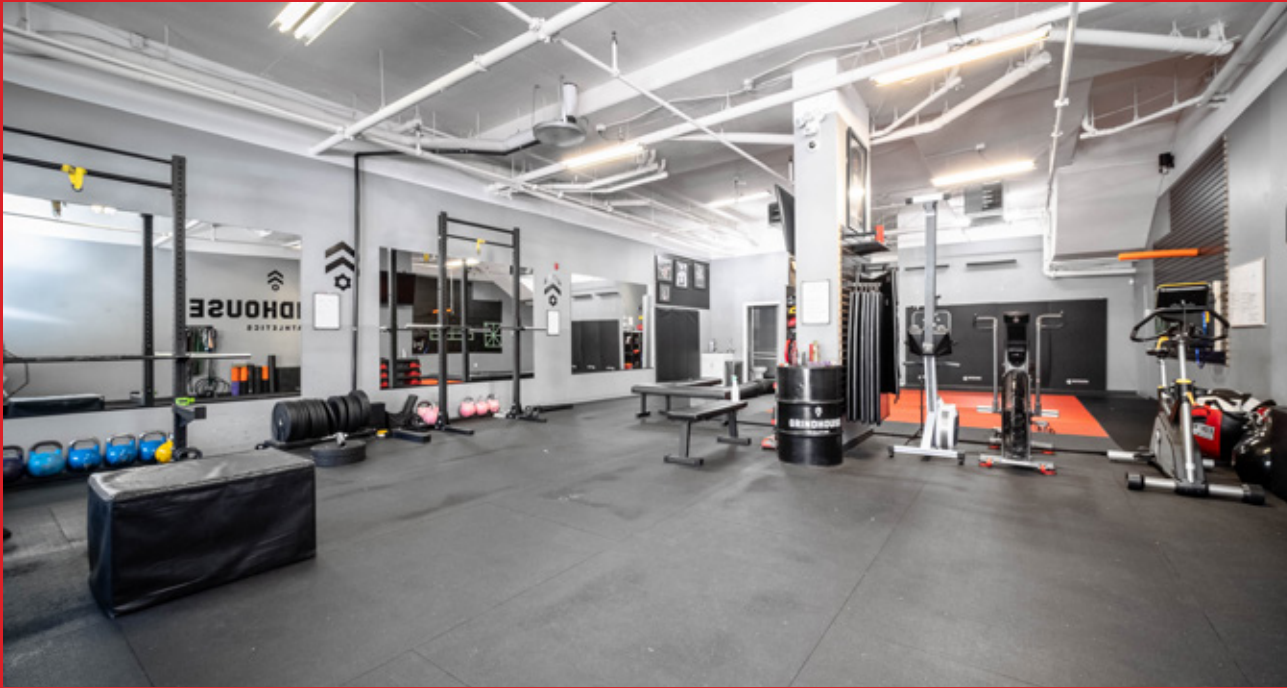
Commercial Real Estate Services

**STATHIS MICHAEL SAVVIS**

PERSONAL REAL ESTATE CORPORATION

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High Traffic Area



Great Signage Exposure



New Residential  
Development along  
Hastings Street



Close Proximity to  
Downtown Vancouver

## 2136 E. HASTINGS STREET, VANCOUVER

This retail space enjoys a prominent location with high visibility. It includes an accessible washroom and benefits from soaring ceilings that flood the area with natural light, fostering a bright and open atmosphere. Ready to accommodate a variety of business types under its flexible zoning, this unit offers a unique opportunity for businesses looking to thrive in a dynamic environment.



## SALIENT FACTS

### SIZE

+/- 1,477 SQFT

### PARKING

2

### ZONING

C-2C1

### PID

027-998-541

### LEGAL DESCRIPTION

STRATA LOT 58, PLAN BCS3539,  
DISTRICT LOT 184, GROUP 1, NEW  
WESTMINSTER LAND DISTRICT,  
TOGETHER WITH AN INTEREST IN THE  
COMMON PROPERTY IN PROPORTION  
TO THE UNIT ENTITLEMENT OF THE  
STRATA LOT AS SHOWN ON FORM 1  
OR V, AS APPROPRIATE

### STRATA FEES

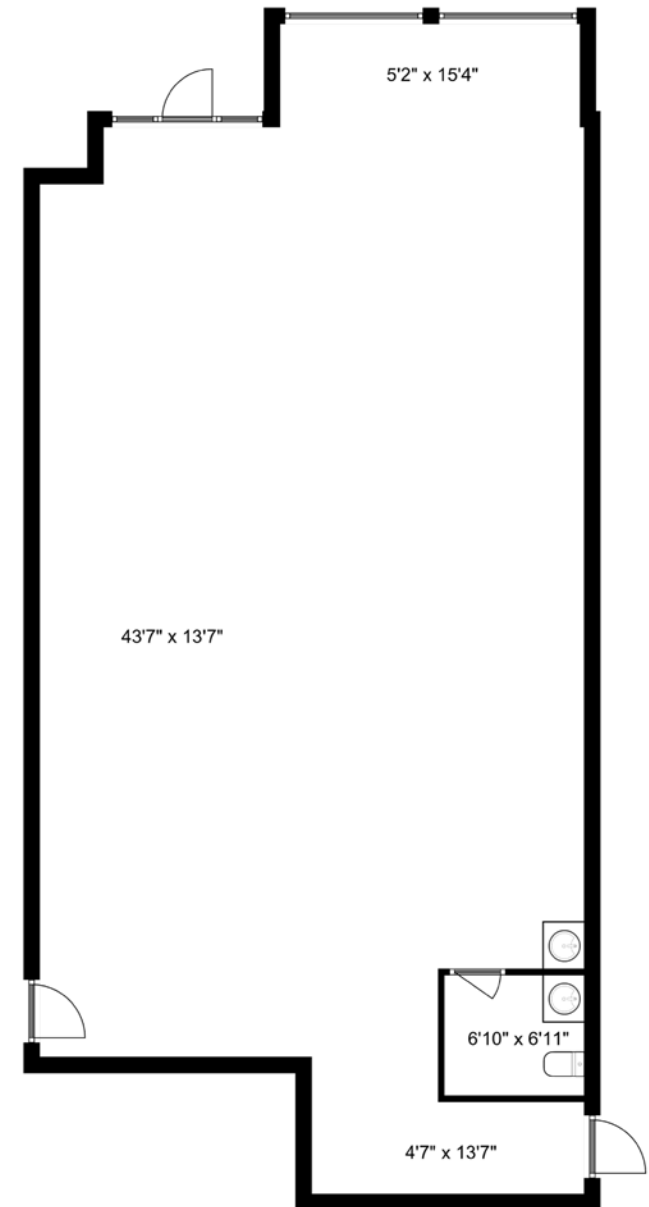
\$849.54

### PROPERTY TAXES

\$11,794.80

### PRICE

\$1,698,550.00



Sizes are approximate and based on architectural measurements.



**LOCATION**

The Subject Property is ideally situated on East Hastings Street, just east of Nanaimo Street, in the bustling "East Village" of Vancouver. Serving as the central business hub for the densely populated residential neighborhoods of Hastings-Sunrise and Grandview-Woodland in East Vancouver, East Village is a vibrant district that combines established local businesses with trendy establishments, including an array of restaurants, cafes, and specialty shops.

What sets this property apart is its prominent frontage along East Hastings, providing exceptional visibility for signage opportunities. East Hastings Street, a major thoroughfare, ensures convenient access to downtown Vancouver and the neighboring city of Burnaby. Its prime location means that downtown Vancouver is just a short 15-minute drive away, and the Trans-Canada Highway can be conveniently reached within a mere five-minute drive, making it an accessible and well-connected destination for businesses and residents alike.

**FOR MORE INFORMATION CONTACT**

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