



# FOR SALE

## OFFICE/STORAGE

### L08 – 2556 E. HASTINGS STREET, VANCOUVER, BC



- LOCATION:** L'Atelier building is a historic and award winning Vancouver property located in the trendy East Village surrounded by Retail and Residential. Downtown Vancouver is 15 minutes away and access to The Trans-Canada Highway is only 5 minutes away.
- ZONING:** C-2C
- AREA:** 977 sq. ft.
- FEATURES:**
- Communal loading dock access
  - Nicely finished open area plan
  - Modern LED lighting
  - Private in-suite washroom and shower
  - Roof-top patio with barbeque
- PROPERTY TAX:** \$3.08 per sq. ft. plus GST (or) \$250.76 per month plus GST
- STRATA FEES:** \$4.69 per sq. ft. plus GST (or) \$381.84 per month plus GST
- SALE PRICE:** \$415,000.00

For Further Information, Please Contact:  
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