COURT-ORDERED SALE | VACANT COMMERCIAL STRATA

THE PARIS BLOCK

207 - 53 W Hastings Street | $615,000 | $558 PSF

$227,000 / 27% BELOW 2026 ASSESSED VALUE

corbel
COMMERCIAL REAL ESTATE SERVICES









Contemporary Lobby Space



Large Operable Windows

THE OPPORTUNITY

Corbel Commercial presents the court-ordered sale of approximately 1,102 SF of vacant commercial strata space at The Paris Block, an award-winning heritage redevelopment in Vancouver's historic Victory Square district. Offered at $615,000 (approximately $558 per SF), the property is priced 27% below assessed value and available for owner occupancy or future leasing.

Originally built in 1907 and once home to Pierre Paris Shoes, The Paris Block was redeveloped by The Salient Group. The project earned recognition from the City of Vancouver and Heritage BC, and The Paris Block and Paris Annex jointly received the Urban Development Institute's Best Urban Infill award in 2012.

The second-floor suite features three private offices, polished concrete floors, operable floor-to-ceiling windows, a kitchenette and a private washroom. The building offers elevator access through a modern lobby, with Gastown's cafés, restaurants and transit connections a short walk away.

THE FEATURES

- Court-ordered sale offered at $615,000—below assessed value and approximately $558 per SF.
- Vacant premises offering flexibility for owner occupancy or future leasing.
- Approximately 1,102 SF of second-floor commercial strata space at The Paris Block.
- Modern, high-quality improvements featuring three private offices, polished concrete floors, an in-suite washroom and kitchenette, and floor-to-ceiling, operable windows. Operable windows providing natural light and fresh air.
- Award-winning heritage redevelopment by The Salient Group, recognized by the City of Vancouver and Heritage BC and honoured alongside Paris Annex with UDI's 2012 Best Urban Infill award.
- Walkable Victory Square location near Gastown's cafés, restaurants and downtown transit connections.



Bright & Open Space



SALIENT FACTS

Civic Address
207 - 53 W Hastings Street, Vancouver BC

Strata Lot Size[1]
1,102 SF (Approx.)

Zoning
HA-2 (Gastown Historic Area)

PID
028-835-778

Legal Description
ST LT 34, OLD GRANVILLE TOWNSITE, ST PL BCS3221

Strata Fee
$969.00/month

Property Tax
$10,810.40 (2026)

Availability
Immediately

Assessed Value
$842,000.00 (2026)

Asking Price
$615,000.00 / $558 PSF (Approx.)

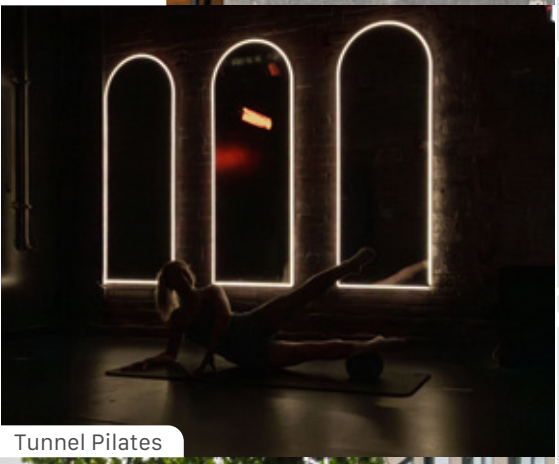
[1]All sizes are approximate and subject to verification.

THE NEIGHBOURHOOD

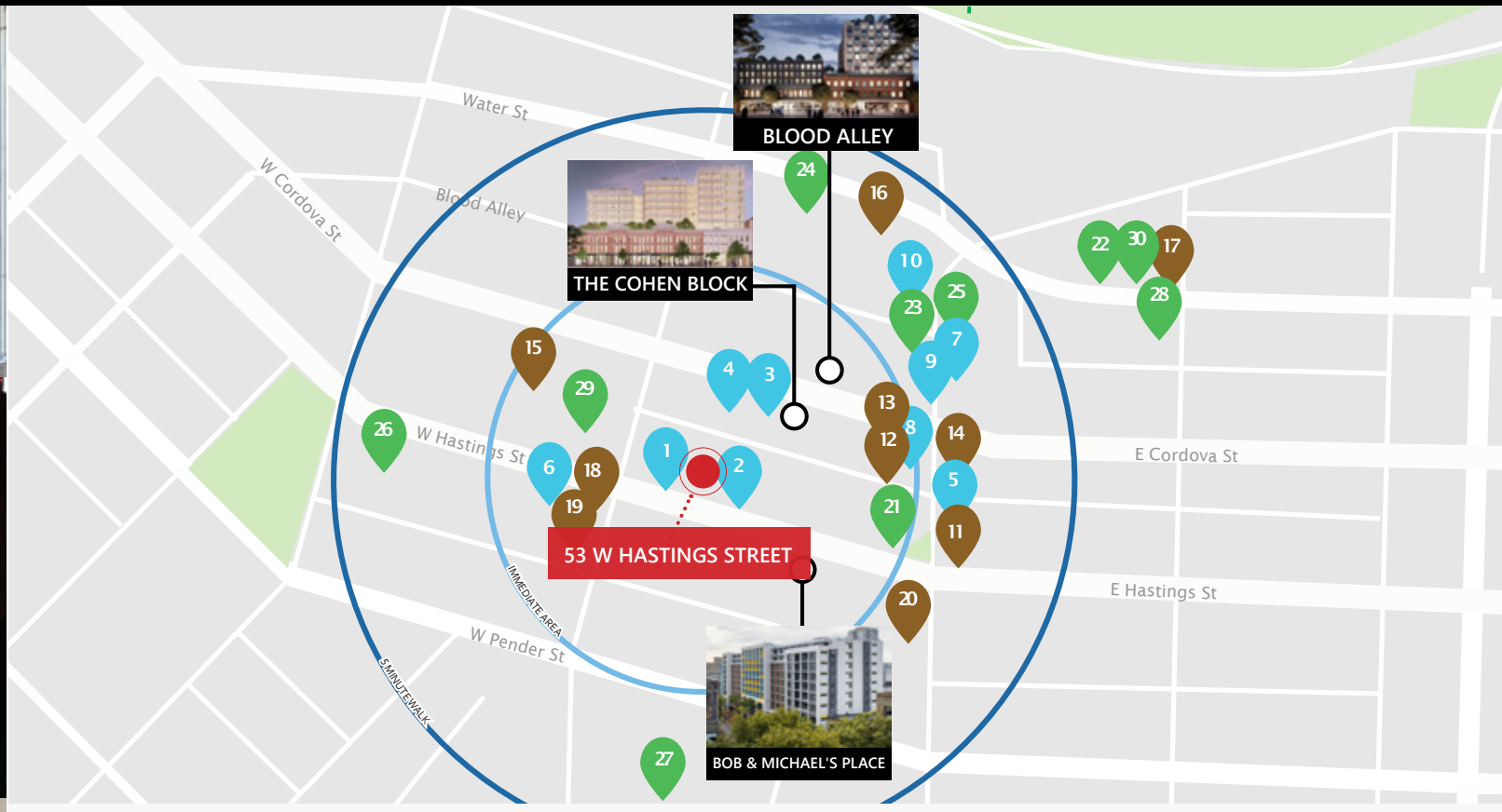
Steeped in history and shaped by a thriving creative community, Gastown is one of Vancouver's most distinctive destinations for dining, culture, and independent retail. Its heritage streetscape is home to an eclectic mix of acclaimed restaurants, boutiques, galleries, and creative businesses, including neighbourhood favourites L'Abattoir, Santo Taco, Revolver Coffee, and Nemesis Coffee. Situated just south of Gastown in the historic Victory Square district, 207–53 West Hastings Street offers convenient access to the Downtown Core, Waterfront Station, and surrounding amenities, placing it within a vibrant urban community that continues to attract residents, professionals, and visitors alike.



Santo Taco


Tunnel Pilates


Blood Alley



GETTING AROUND

WALKER'S PARADISE

Daily errands do not require a car

98

RIDER'S PARADISE

World-class public transportation

100

RESTAURANTS/BARS

1. Sabina Mexican Food
2. Save On Meats
3. GRETA Bar
4. Sooda Korean BBQ
5. PiDGiN
6. Santo Taco
7. Blarney Stone
8. Di Beppe
9. Kozak
10. L'Abattoir

CAFÉS/CASUAL FARE

11. Antise
12. Nelson the Seagull Cafe
13. Di Beppe Caffè
14. Belle O'Bella
15. Meat & Bread
16. Coffee Bar, Buro
17. Celeste
18. Prado Cafe
19. Boba Run
20. Aiyaohno Cafe

SHOPPING

21. Le Maison Tattoo Studio
22. Stussy
23. Le Labo
24. Shop Makers
25. From Another
26. Tunnel Pilates
27. International Village Mall
28. Block House Hotel
29. Woodward's
30. The Solitaire Hotel



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