



**Location:**

1357 to 1489 East Hastings Street is located on the northeast corner of Clark Drive and East Hastings Street and bounded on the east by McLean Drive.

**Legal:**

Lots 22-28 and Lots 8-10, Block B, DL 182, Plan 186  
Lots 11-14, Block B, DL 182, Plan 186

**Zoning:**

MC-2 is a mixed use industrial zone that permits four storey mixed industrial/commercial to a maximum FSR of 2.5.

**Improvements:**

The site is largely unbuilt except for the Waldorf Hotel which occupies lots 22 and 23. It is a 3-storey hotel with minimal rooms, bar, beverage, cold beer and wine store, and restaurant services. Currently the vacant land is occupied by a retail car lot and car rental company.

**Ownership:**

Waldorf Hotel Ltd. & Zagora Lots 22-28 and Lots 8-9 Holdings Ltd.  
Cosmopolitan Caters Ltd. Lots 10-14

**Site Size:**

Waldorf Hotel & Zagora	416.94' x 122' or 50,866.18 sq ft
Cosmopolitan Caters Ltd.	228.75' x 122' or 27,907.50 sq ft
<b>Total Site Size</b>	<b>645.19' x 122' or 78,773.68 sq ft</b>

**Highest & Best Use:**

The site encompasses the entire front half of a city block between Clark Drive and MacLean Drive. This property is a high exposure redevelopment site.

It is anticipated that largely commercial and service commercial uses would occupy this site with a possibility of the upper floors as office space.

**Taxes (2008):**

\$118,148.76

**For More Information Please Contact:**

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