



PARADIGM GROUP
Commercial Real Estate Services



Landmark Strathcona Heritage Building with Striking Curb Appeal
Offered at \$530 per SF

For Sale

660 Jackson Avenue Vancouver

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Salient Facts

660 Jackson Avenue, Vancouver

Dan Chatfield and Trevor Buchan are pleased to introduce an exclusive opportunity to acquire 660 Jackson Avenue (the "Property") a timeless, mixed-use heritage building with a ground-floor café and 25 apartment units, located in the culturally vibrant and rapidly evolving Strathcona neighbourhood of East Vancouver.

PIDS	015-566-005 & 015-566-013
Location	The Property is located on the northeast corner of Jackson Avenue and East Georgia Street in the Strathcona neighbourhood of Vancouver
Site Dimensions	50 FT x 122 FT
Site Area	6,100 SF
Current Improvements	Three and one half storey mixed use retail and residential building
Suite Mix	14 x One-Bedroom 11 x Two-Bedroom 1 x Commercial Unit
Zoning	RT-3
Year Built	1909 (Heritage) – numerous upgrades
Property Taxes (2025)	\$30,710
Assumable CMHC Mortgage	Outstanding Balance: \$6,259,423.28 (Jan 1, 2026) Interest Rate: 4.16% Maturity Date: December 1, 2029
Stabilized NOI	\$471,852

Asking Price	\$11,698,000
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*All measurements are approximate and need to be verified.



Key Features & Attributes



Held in a bare trust with assumable CMHC financing available



Directly adjacent to the future St. Paul's Hospital



Strategic land assembly potential with adjoining sites



Positioned at the crossroads of East Vancouver's most dynamic districts — moments from Chinatown, Main Street, and False Creek



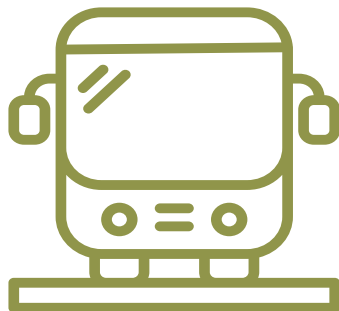
Rare combination of heritage character and modernized building systems and interior renovations



Bike Score - 94



Walk Score – 98



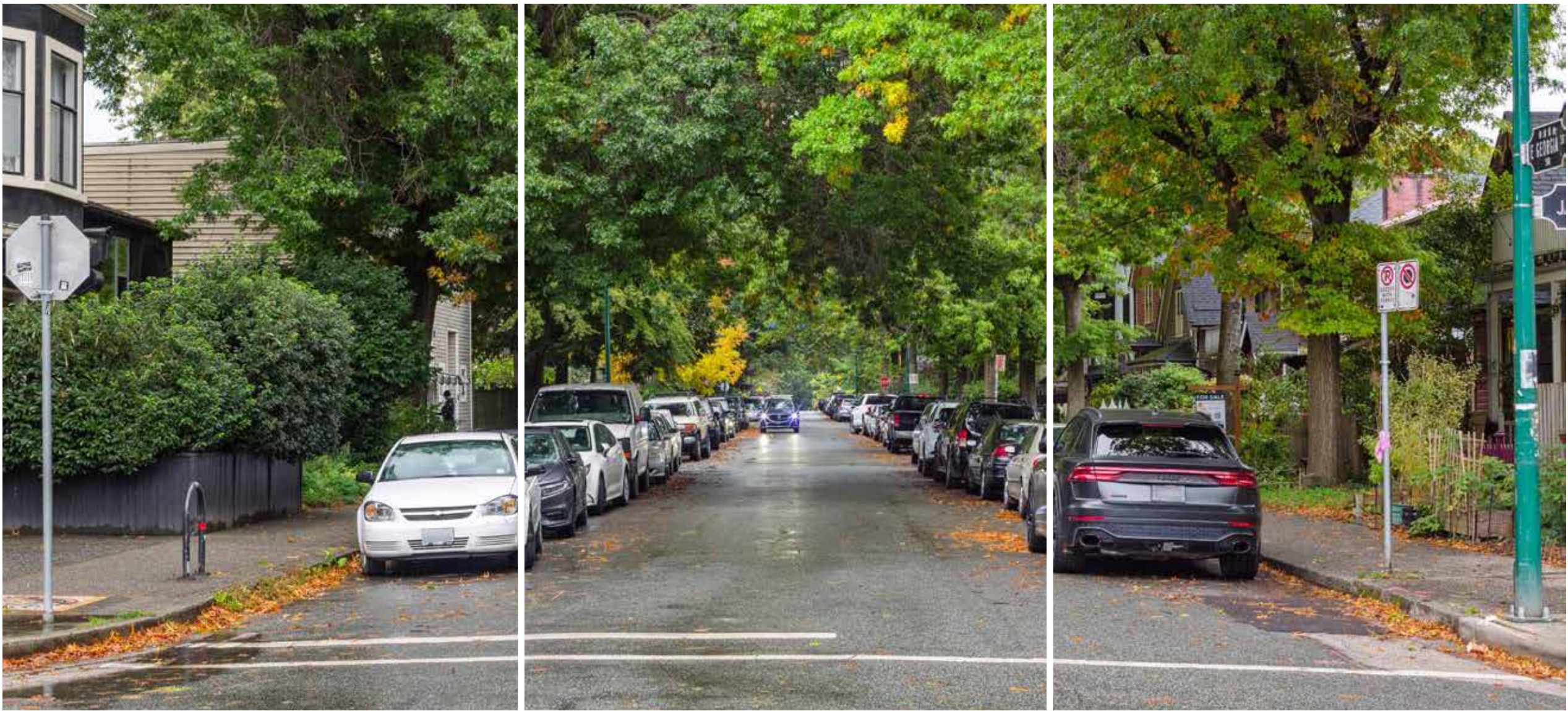
Transit Score – 91



Location Overview

660 Jackson Avenue is situated in the at the epicentre of Strathcona, one of the City's most storied and culturally layered neighbourhoods. Long recognized for its community roots, eclectic architecture, and artistic soul, Strathcona is experiencing a powerful resurgence. It has become a magnet for creative energy, progressive development, and culinary excellence. Here, heritage isn't just preserved — it's reimaged.

Strathcona



Surrounding streets are alive with contrast, classic brick façades sit beside bold new construction, independent businesses thrive alongside design studios and tech startups, and a diverse population brings authenticity to urban life. Just steps from Chinatown, Railtown, and Gastown, this location offers immediate access to Vancouver's most dynamic districts, all within walking or biking distance.

Seamless walkability and strong transit links make everyday living convenient and stress-free. The neighbourhood is a culinary lover's dream, home to celebrated eateries with Ask for Luigi, Dosanko, The Garden, and The Mackenzie Room, as well as the beloved Finch's Market, nestled right inside the building. Microbreweries, art galleries, yoga studios, and vibrant public spaces complete the lifestyle.

Strathcona is also at the forefront of transformative urban change. Major projects, namely, the new \$2.18 billion St. Paul's Hospital campus and cutting-edge mixed-use developments, such as the Strathcona Village, have turned the area into a hub of investment and innovation, while maintaining its grassroots spirit and industrial edge.

660 Jackson Avenue sits at the crossroads of Vancouver's historic soul and its future-forward energy, blending connectivity and opportunity in one of the City's most dynamic urban enclaves.

Improvements

Elegantly positioned in Vancouver's vibrant Strathcona neighbourhood, 660 Jackson Avenue is a three and one half-storey heritage building built in 1909 that blends timeless architecture with thoughtful interior upgrades. Showcasing an impressive brick façade and striking exterior cornices, the building offers a commanding street presence and classic curb appeal.

Occupying a 6,100 SF lot, the building offers 25 well-appointed residential units — 14 one-bedrooms and 11 two-bedrooms — complemented by a 1,552 SF commercial space at street level. Inside, the common areas feature elegant honeycomb tile in the foyer, soft carpeted hallways and staircases, and impressive ceiling heights that enhance the building's sense of space and character.

Numerous suites have been tastefully modernized with updated kitchens and bathrooms with quartz countertops, floating vanities, soft close cabinetry, dishwashers and a mix of hardwood and tiled flooring, all while preserving key vintage elements that give each unit its unique appeal. Large bay-style windows allow natural light to pour in, while classic wall mounted radiator heaters and period detailing preserve the building's historic character. A mix of open layouts, walk-in closets, and high ceilings reflect a thoughtful blend of classic design and contemporary comfort.

The torched-on two-ply roof is in excellent condition and mechanical upgrades include dual Burnham gas-fired boilers, one installed in 2018, an A.O. Smith Burkay copper coil boiler, 200-gallon Rheem Ruud hot water storage tank replaced in 2017, and a Tekmar control system, ensuring reliable and efficient building operations. The building is serviced by a 400-amp main electrical system, with each unit individually metered and equipped with its own breaker panel. Residential suites receive 60 amps each, while the commercial space is supplied with 100 amps. Tenants benefit from a secure ground-floor laundry room equipped with two washers and three dryers, as well as a dedicated bike storage area.

Meticulously maintained and mechanically sound, 660 Jackson Avenue offers a rare combination of architectural presence, interior upgrades, and long-term value in one of Vancouver's most historic and evolving neighbourhoods.



660 Jackson Avenue,
Vancouver

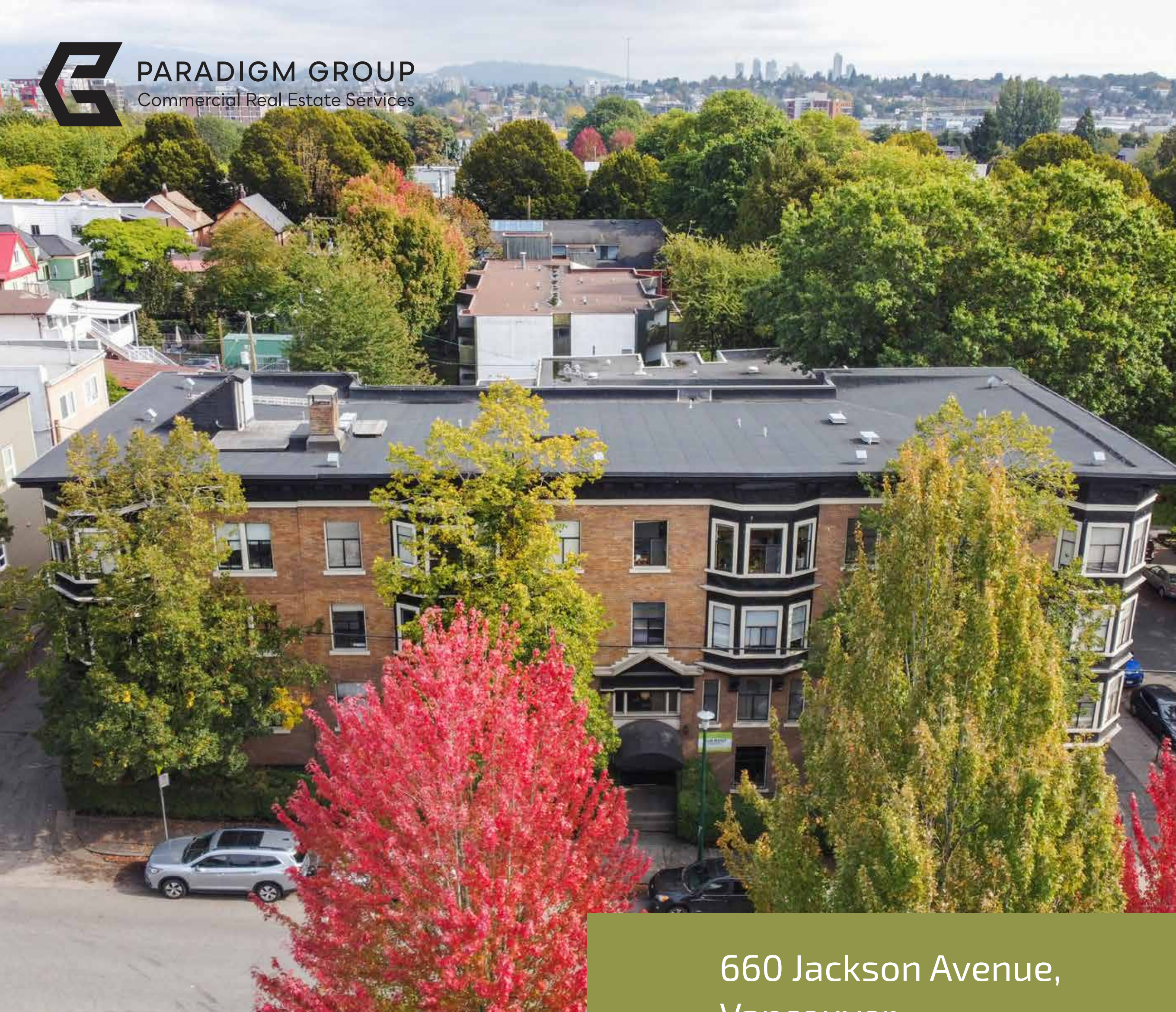


Photo Gallery





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Offering Process

All prospective purchasers are invited to sign a
Confidentiality Agreement (CA).

All qualified parties will be provided access to the data room which contains
pertinent information and documents relevant to the Offering.

For more information please reach out to the listing agents.