

Main Street Development Site

FOR SALE

ASSEMBLY POTENTIAL

SUBJECT



4413 MAIN STREET
VANCOUVER, BC

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LOCATION

The subject property is ideally situated on the west side of Main Street between 28th and 29th Street. The 4400 block has an excellent mix of retailers including McDonald's, BC Liquor Store, Nesters, West Coast Kids and CIBC. The property is ideal for redevelopment with the neighbouring property

PROPERTY

The property is a one storey wood frame building. The land area is 3,327 square feet and is best if assembled with 4407 Main Street (next door) providing a combined total of 6,655 square feet of land with 66 feet of frontage. A phase II environmental report is available.

LOT SIZE

32.91 FT X 101.1 FT

ZONING

C-2

NET INCOME

VACANT POSSESSION

LEGAL DESCRIPTION

PL VAP476 LT16 BLK8 LD36

PARCEL IDENTIFIER (PID)

015-267-831

PROPERTY TAXES (2017)

\$32,642.85

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ASKING
PRICE
\$2,998,900

