

FOR SALE

Prime Main St. Investment Opportunity

3957 Main St. Vancouver, BC

- High exposure property located on Main Street next to Acorn Restaurant, Forerunners and the Legion
- 2,750 sf of street front retail
- Approx. 3,600 sf of residential on second floor (6 apartments)
- C-2 zoning
- Net Income: \$141,000

ASKING \$4,888,000

SUBJECT PROPERTY

Forerunners

Main St

Royal Bank

Cafe Artigiano

E. King Edward Ave

Downtown Vancouver

Broadway



www.karimwinsor.com

KARIM WINSOR

Personal Real Estate Corporation

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THE BUILDING

The property is improved with a 2 storey wood frame building constructed in 1949. The ground floor is 2,750 square feet of retail space with 3 retail tenants. The second floor has 4 one bedroom units, one 2 bedroom unit and one 3 bedroom unit. There are four parking stalls in the rear.

LOCATION

The subject property is prominently located on the west side of Main street between East 23rd and East 24th Avenue. This location has very high foot traffic and great exposure. The immediate shopping area includes the Royal Bank, Acorn Restaurant, the Legion, Forerunners, VanCity, Sleep Country and Little Mountain Neighbourhood House.

PROPERTY HIGHLIGHTS

- High exposure commercial location
- \$141,000 net income with lots of upside potential
- Large 6,350 square foot building
- 4 parking stalls at rear
- 6 residential units on second floor



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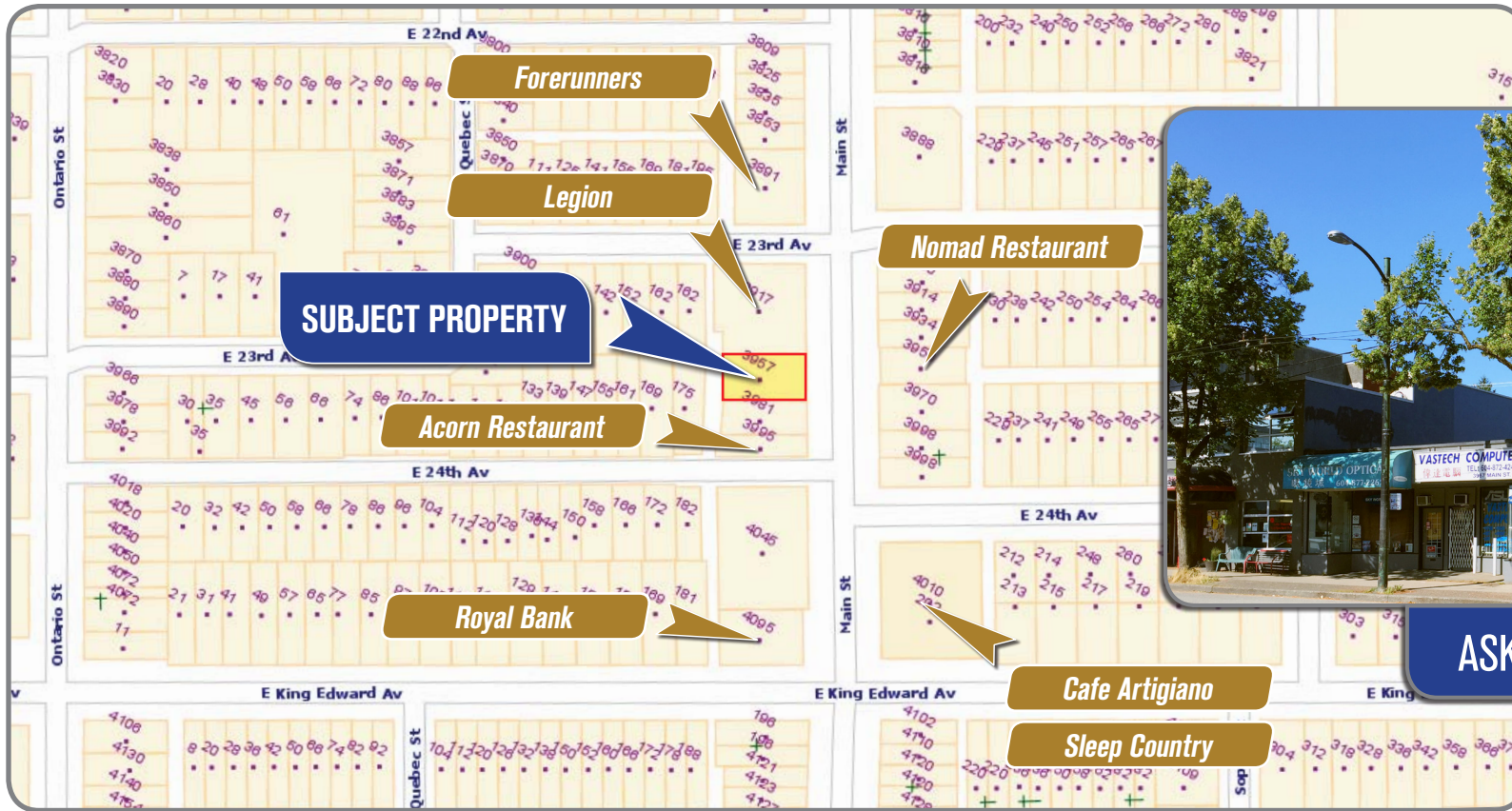
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ASKING PRICE \$4,888,000

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TRANSPORTATION

Major bus routes run along King Edward Ave, providing easy access to UBC, Nanaimo Station and Burnaby. Bus routes also run along Main Street connecting to Downtown.

LEGAL DESCRIPTION

3957 Main Street - 013-643-738
Lot X of lots 12 to 14 block 5 district lot 630 plan 2546

ZONING

The property is zoned C-2. The intent of this zoning is to "provide for a wide range of commercial uses serving both local and city wide needs, as well as residential uses, along arterial streets."

DEVELOPMENT SUMMARY

SITE AREA (SF)	5,600 square feet
SITE DIMENSIONS	56 feet x 100 feet
ZONING	C-2 allowing 2.5 FSR
GROSS TAXES (2017)	\$27,982

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